

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN
BYLAW NO. 03-2014

The Council of the Northern Village of Pinehouse, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Sections 29 and 102 of The Planning and Development Act, 2007, the Council of the Northern Village of Pinehouse, 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 seals Schedule "A" which is attached to and forms part of this bylaw.
- (3) This bylaw shall come into force and take effect upon approval of the Minister of Municipal Affairs.

Read a first time the 5th day of Sept, 2014

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

Administrator

(SEAL)

Professional Planner

(SEAL)

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

(signature)

(date)

GENDA BOND
25% COTTON



Credit: Northern Village of Pinehouse



**NORTHERN VILLAGE
OF
PINEHOUSE
OFFICIAL COMMUNITY PLAN**

Bylaw Amendment Summary

Bylaw No.	Description	Date Adopted	Certified Copy Sent To: Date:

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(SEAL)

Professional Planner

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NORTHERN VILLAGE
OF
PINEHOUSE

OFFICIAL COMMUNITY PLAN

SCHEDULE 'A' TO
BYLAW NO. ____ - 20__

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"The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development of the municipality or any part of the municipality"

~ Government of Saskatchewan, Municipal Relations

Introduction

This Official Community Plan (OCP) is adopted by the Northern Village of Pinehouse, 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 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 to shape growth in line with the vision expressed in this plan. Implementation of this plan is led by community leadership, but residents and regional partners play an active role in achieving the goals of this plan. In 2012, Pinehouse Lake Elders Gathering was hosted, where the need for policies to help foster community growth was identified. This and other community feedback has informed the overall direction of this plan, one that speaks for all sectors and segments of the Pinehouse community.

The Northern Village of Pinehouse is a unique community that has strong communication between leadership and residents. This OCP includes input from community members gathered through public consultation processes and reflects the goals and ideals of the community for its continued growth into the future.

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 the policies affecting their investments, 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 sections are as follows:

- 1 **GUIDING PRINCIPLES** – introduction to the foundations of this OCP 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, demographics, and geographic context that influence land use and planning in the municipality.
- 4 **FUTURE LAND USE AND DEVELOPMENT** – policy directions provided for all areas of the municipality including: Residential Development, 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.

1 GUIDING PRINCIPLES

The following land use principles are the foundation to guiding the direction of, and implementation of this OCP. Applying these land-use principles ensures orderly and sustainable development while minimizing adverse conflicts in land uses, and strain on municipal services or the natural environment.

The exercise of land-use planning is a shared responsibility among provincial and municipal governments, as well as individuals. Strong communities embrace the principle of shared responsibility where all share the task of stimulating and sustaining the environment and economy. Through partnership and cooperation, individuals and governments are collectively accountable for decisions and actions that affect the interconnected areas affecting quality of life. These guiding principles are broad statements that assist decision-makers throughout the process of considering both local and regional choices.

1.1 Balance of Interests and Flexibility

Planning decisions should consider and balance the interests of all stakeholders. This involves understanding the effect of development decisions on cultural, natural, social, and economic environments. There may be situations where competing interests prompt negotiations and compromises between stakeholders. Council is committed to working with the Province and will apply this process in order to determine an outcome that is in the best interests of the community, region, and province.

1.2 Sustainability

Planning decisions should be enduring. This means that decisions about the management and development of local resources towards a healthy economy will consider the requirements of present and future generations ensuring healthy, prosperous, and livable communities. Conservation, reclamation, rehabilitation, mitigation, and prevention are all tools that can be employed to ensure sustainable growth and development. The application and implementation of sustainable planning and development benefits everyone and demonstrate commitment to the global community.

1.3 Provincial-Aboriginal-Métis Involvement

Pinehouse is committed to working with First Nations and Métis peoples. As a strong Métis community, the Duty to Consult is recognized and incorporated in all actions and developments that may impact Aboriginal and Treaty Rights as defined by Treaty 10 and the *Constitution Act, 1982*. Pinehouse actively cooperates with governments, municipalities, First Nations, and Métis when determining land use planning and development to the mutual benefit of the parties.



1.4 Mutual Respect

Mutual respect between stakeholders is fundamental to good planning. Differences in status, culture, tradition, social, economic views, and values must be respected as planning together is undertaken to improve the community. The needs and views of all people must receive mutual respect as Council and public work together in the management of common resources and the development of economic, social, and environmental opportunities.

1.5 Cooperation

Cooperation through planning maximizes the strengths of local people and resources. Planning through collaborations between multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibilities and wealth. This collaboration increases the opportunity for growth and success across the region. Residents of the Northern Village acknowledge the benefit of teamwork and are committed to working together towards a better future.

1.6 Consultation

Consultation is integral to good development. Pinehouse is committed to providing opportunities for active and meaningful consultation throughout the community. Council will engage with residents throughout the planning process to guide land use and development, ensuring strong communication lines between residents and leadership. Pinehouse has a very young population with over half of local residents being under the age of 25 years. Leadership recognizes these residents are the future leaders of the community, and are committed to their involvement throughout the planning and development process. Therefore, the process includes a notification period where residents can offer their opinions. Council also encourages developers to hold public discussions allowing community input, work to avoid conflicts, and collaboratively overcome challenges. Consultation and cooperation in resolving land use disagreements between municipalities, or other jurisdictions, is essential to facilitate strong and sustainable development.

1.7 Initiative and Enterprise

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction for infrastructure development that will support and promote individual businesses. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner, but will also not hastily agree to development until all perspectives are reviewed. Furthermore, Council will negotiate fairly with developers to ensure development benefits both the company and community residents.

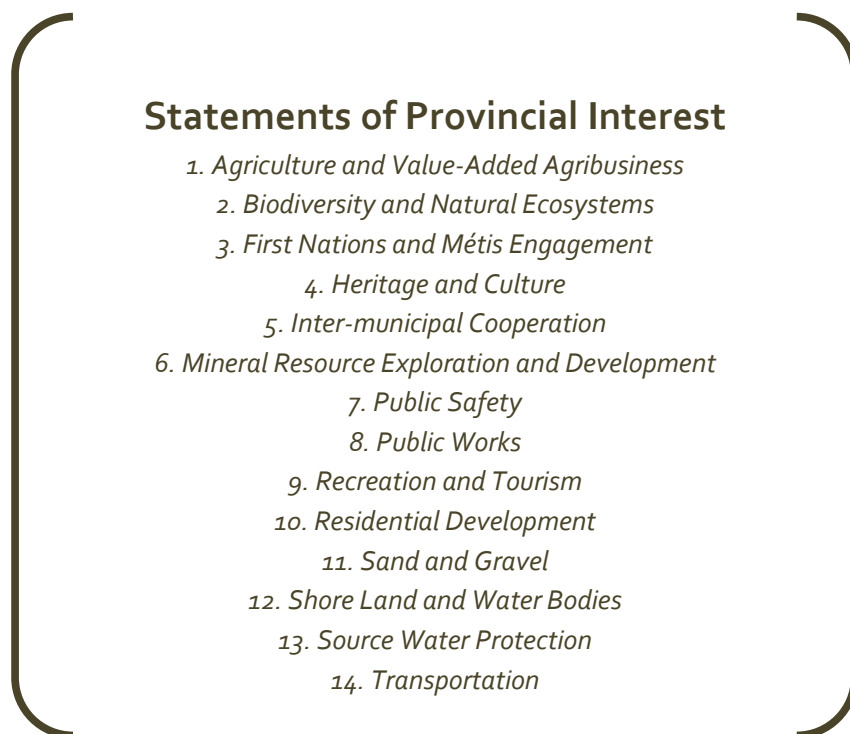
1.8 Learning and Innovation

Effective and positive planning processes involve local learning and skill-building experiences. Pinehouse is actively engaged in gathering and understanding community planning information to produce informed land use and development decisions. Innovative solutions for planning challenges will be sought to create successful development, and Pinehouse Council openly encourages community participation and consultation to achieve these results.

1.9 Statements of Provincial Interest

The SPI identify provincial policies for land use, and provide direction to communities to achieve orderly and responsible development. This OCP will address the SPI to ensure community and provincial priorities are aligned; facilitate economic growth and development; provide consistent development processes; and, create a sustainable environment built from local social and cultural values.

Figure 1: Saskatchewan Statements of Provincial Interest

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

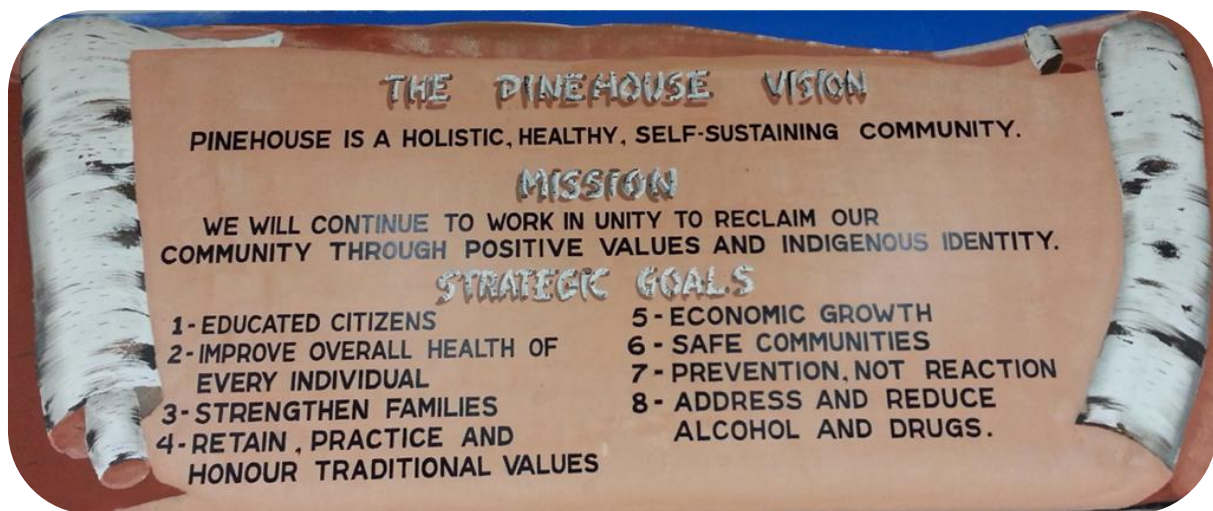
2 PLANNING CONTEXT

Supporting development that benefits, and is accepted by Community Leaders and residents of Pinehouse allows for growth that recognizes and is consistent with the community vision. This section communicates that vision, developed by the Northern Village of Pinehouse. The following goals and objectives are the framework for growth that this document's policies will support.

2.1 Municipal Vision

Pinehouse is an established, close-knit community with current growth built upon respect and nurturing of traditions, culture, and fostering a strong sense of community. The current community vision for Pinehouse is shared publicly in the community hall. The vision statement mural was painted by a local artist for the entire community to see and be reminded of their common vision.

Figure 2: Northern Village of Pinehouse Community Vision Mural



This vision will inform the long term physical development resulting from implementation of this OCP, balancing the needs of various land uses and users, respecting the physical character of the existing community, and building upon existing foundations. Future development will benefit all residents, contributing to quality of life in the Pinehouse community.

2.2 Guiding Principles

The Northern Village of Pinehouse identifies the following five subject areas as the principles guiding future growth and prosperity. The statements following each provide focus for this OCP and its policies as they relate to development within the Northern Village.

2.2.1 Natural Environment

- » Planning and development will be integrated with the natural environment to best manage municipal land and water resources.
- » Protection of the shoreline, wetlands, and land with ecological value will be encouraged to improve the environmental quality and enhance biodiversity in the community.

2.2.2 Built Environment

- » Pinehouse will be a pleasant, livable, walkable and accessible community.
- » The community will grow sustainably and efficiently maximize the use of existing infrastructure to avoid unforeseen operating and development costs.
- » Diverse and affordable housing opportunities will be available that reflect the needs of current residents and future generations.

2.2.3 Economy

- » Pinehouse will strive to foster a diverse economy with a wide range of rewarding employment and training opportunities in sectors including tourism, recreation, agribusiness, commercial and industrial ventures, and community services.
- » Entrepreneurial activities will be promoted to contribute to a sustainable economy.

2.2.4 Culture and Society

- » Pinehouse will integrate community identity into future planning and development decisions fostering a sense of belonging for all residents.
- » Cultural heritage will be expressed and supported through events and businesses that embrace the culture of residents.
- » Pinehouse will promote cultural attractions and community facilities such as schools, libraries, daycare centres, and leisure facilities.
- » Use of public spaces will encourage informal social activity, scheduled recreation, and civic gatherings.
- » Opportunities will be provided for leisure, recreation, sports, and other activities.
- » Land use decisions will be sensitive to the need to conserve culture and heritage resources.

2.2.5 Governance and Society

- » Community Leaders will look to the community when making community planning decisions.
- » Pinehouse will be a community with societal freedoms, social inclusion, and be free from fear of crime and other anti-social behaviors.

2.3 Authority and Mandate

The Northern Village of Pinehouse is able to direct the shape that growth takes in the community through the authority granted to it by the PDA. The Northern Village is mandated to follow provincial statute and direction relating to land use, but has significant flexibility to respond to the needs and wishes of the local population.

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

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

- a. *Sustainable current and future land use and development in the municipality;*
- b. *Current and future economic development;*
- c. *The general provision of public works;*
- d. *The management of lands that are subject to natural hazards, including flooding, slumping, and slope instability;*
- e. *The management of environmentally sensitive lands;*
- f. *Source water protection; and,*
- g. *The means of implementing the OCP.*

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

- a. *Address the coordination of municipal programs related to development;*
- b. *Contain statements of policy regarding the use of dedicated lands;*
- c. *Contain concept plans pursuant to section 44;*
- d. *Contain a map or series of maps that denote current and future land use or policy areas; and*
- e. *Contain any other statements of policy relating to the physical, environmental, economic, social, or cultural development of the municipality that the Council considers advisable.*

Legislative Framework

The Planning and Development Act, 2007

The Subdivision Regulations

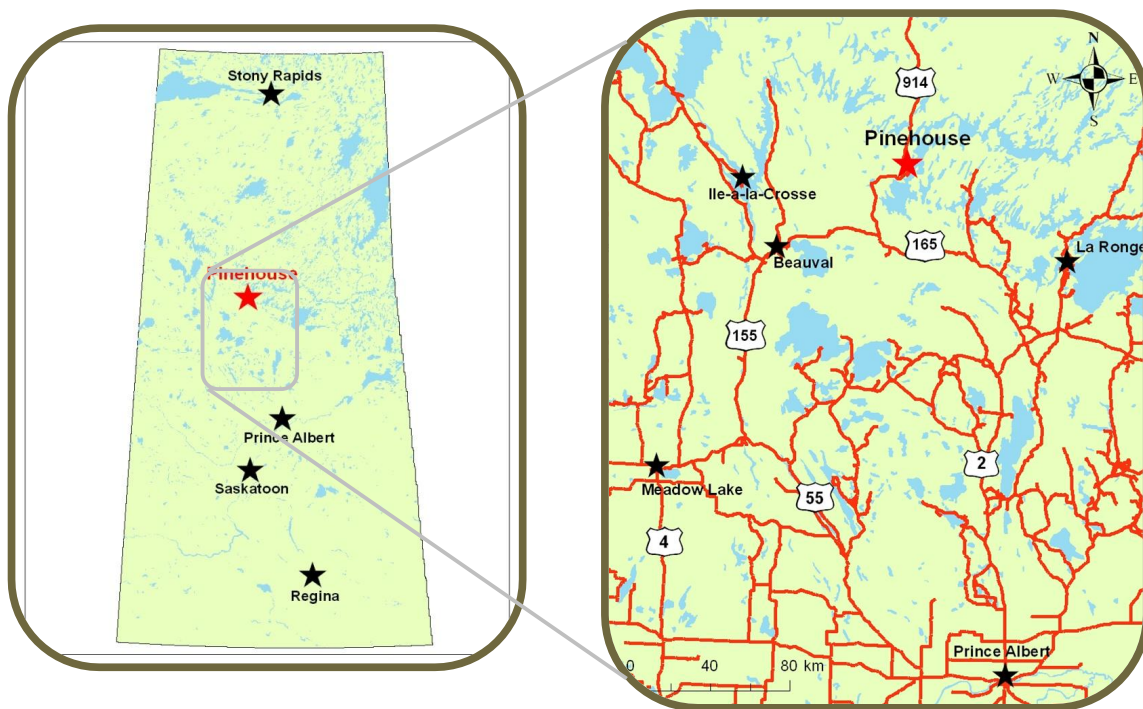
The Dedicated lands Regulations, 2009

The Statements of Provincial Interest Regulations

3 BACKGROUND

Situated on the western shores of Pinehouse Lake in north central Saskatchewan, Pinehouse is accessible by road via Highway 914. Access to Highway 914 is only made via Highway 165 that extends east from the Northern Village Beauval to connect with Highway 2 to the west. Highway 2 provides paved road access from the Town of La Ronge, south to the City of Prince Albert, shown in Figure 3: Northern Village of Pinehouse Regional Context. Both Highways 914 and 165 allow primary weight classes for nine months and secondary weight classes in April, May, and June. Pinehouse has a registered aerodrome and is accessible by plane 12 months a year.

Figure 3: Northern Village of Pinehouse Regional Context



The Northern Village of Pinehouse is a municipality that connects with lands used for traditional activities by local peoples, extending north of the community for approximately 40 kilometres. The area surrounding the Northern Village is in the formal boundary of Treaty 10. Pinehouse is within Canada's largest terrestrial ecozone, the Boreal Shield. Within this ecozone, Pinehouse is situated in the Churchill River Upland Ecoregion. Pinehouse is the only community located in this ecoregion along the southern edge of the Precambrian Shield in north-central Saskatchewan. It experiences cool summers and very cold winters. The primary watershed in the region is the Churchill that drains via the Churchill River Basin through northern Manitoba to Hudson Bay. A 487 km long section of the Churchill River system was nominated as a Canadian Heritage River in the 1990s and is located between Ile-à-la-Crosse on Lac Ile-à-la-Crosse and Frog Portage on Trade Lake.

The most significant natural threat in the area is wildfire which has created a variety of forest types in varying stages of succession.

3.1 Property Ownership

A majority of the land area in the Northern Village is municipally owned (see Figure 4: Property Ownership), including large sites that are used for community services such as the elementary and high school on **Parcel MR5 Plan 99PA00278** as seen in Figure 5: Core Area Property Ownership. The municipality is also a significant landowner in the built up, residential area of the community, owning approximately 40 serviced lots that are developed, or developable for residential uses (see Figure 5: Core Area Property Ownership).

Of the serviced, residential lots in the community, Private ownership accounts for more than half of the existing surveyed lots (approximately 143 of 263 total residential lots). Property ownership for the Northern Village is shown on Figure 4: Property Ownership and Figure 5: Core Area Property Ownership.

The most significant single landowner in the community is the Saskatchewan Housing Corporation (SHC), with ownership of 71 lots, located throughout the Northern Village.

Other significant landowners in the community include:

Northern Lights School Division No. 113:

- **Lot 1-5 and 7 Block 9 Plan 79PA08789 and Lot 8 Block 9 Plan 99PA00278, Lot 1-3 Block 17 Plan 99PA00278, and Lot 12-15 Block 1 Plan 79PA08789** adjacent to the school site and used for teacherages.

Government of Canada/Royal Canadian Mounted Police (RCMP):

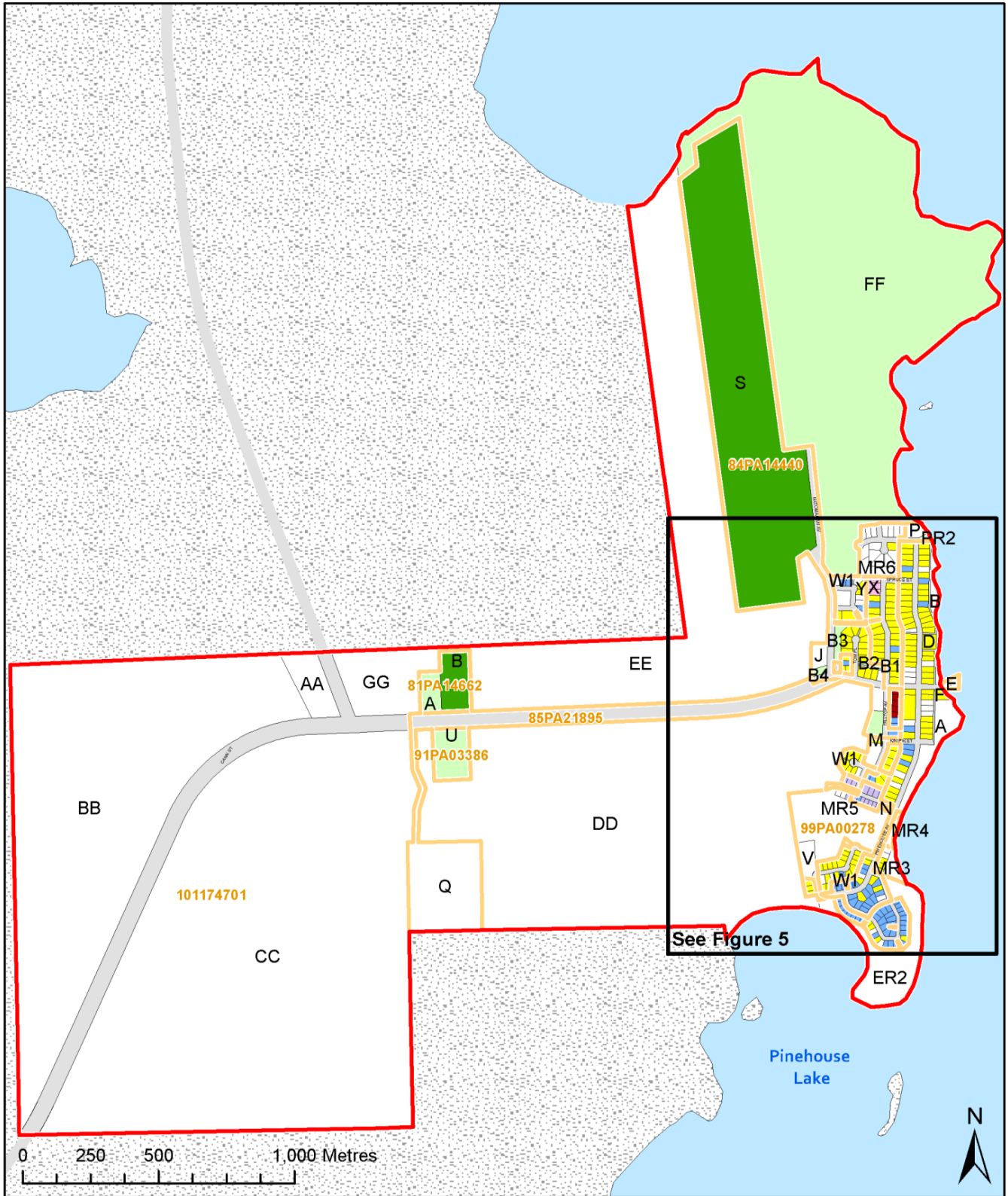
- **Lot 9-13 Block 2 Plan 81PA12622** owned RCMP Detachment.

Saskatchewan Telecommunications:

- **Parcel X Plan 75PA17238, Lot 15 and 16 Plan 75PA17238** for a signal tower and associated buildings.

Parcel FF Plan 101174701, a large parcel of land in the northernmost part of the municipality, desired for residential expansion, is provincially owned and administered by Ministry of Environment (ENV). The discussion in section 4.1 Residential Development addresses the required approach to achieving this expansion.

Figure 4: Property Ownership



- | | | | |
|--------------------|----------------------------------|--|--------------------|
| Property Ownership | Private Ownership | Government of Canada | Municipal Boundary |
| | Northern Village of Pinehouse | Province of Saskatchewan (Highways) | Road |
| | Northern Lights School Division | Province of Saskatchewan (Environment) | Water |
| | Saskatchewan Housing Corporation | Saskatchewan Telecommunications | NSAD |
| | | | Plan Numbers |

Figure 5: Core Area Property Ownership



- | | | | |
|--------------------|---|---|---|
| Property Ownership | Private Ownership | Government of Canada | Municipal Boundary |
| | Northern Village of Pinehouse | Province of Saskatchewan (Highways) | Road |
| | Northern Lights School Division | Province of Saskatchewan (Environment) | Water |
| | Saskatchewan Housing Corporation | Saskatchewan Telecommunications | NSAD |
| | | | Plan Numbers |
| | | | |
| | | | |

3.2 Municipal Constraints

Future development of the Northern Village of Pinehouse is affected by a variety of manmade features as well as the physical characteristics of the land and historic uses. Figure 6: Municipal Constraints shows the municipal constraints of Pinehouse that must be considered when determining locations for future growth and development.

Pinehouse Lake aerodrome is located northwest of the built up area of the Northern Village within the municipality. As the Northern Village plans to expand residential areas to the north, development decisions and concept planning must be cognizant of federal regulations and the possible negative impacts of developing residential areas adjacent to an airstrip.

Also of interest within this area, and extending for the entire extent of the shoreline is an area of heritage sensitivity. There is archaeological and palaeontological interest in an area that extends 250 metres from shoreline areas where settlements have historically occurred. This is identified as heritage sensitive on Figure 6: Municipal Constraints. In these areas, consultation with appropriate government ministries before development will ensure that important sites to the heritage and culture of the province are identified and preserved.

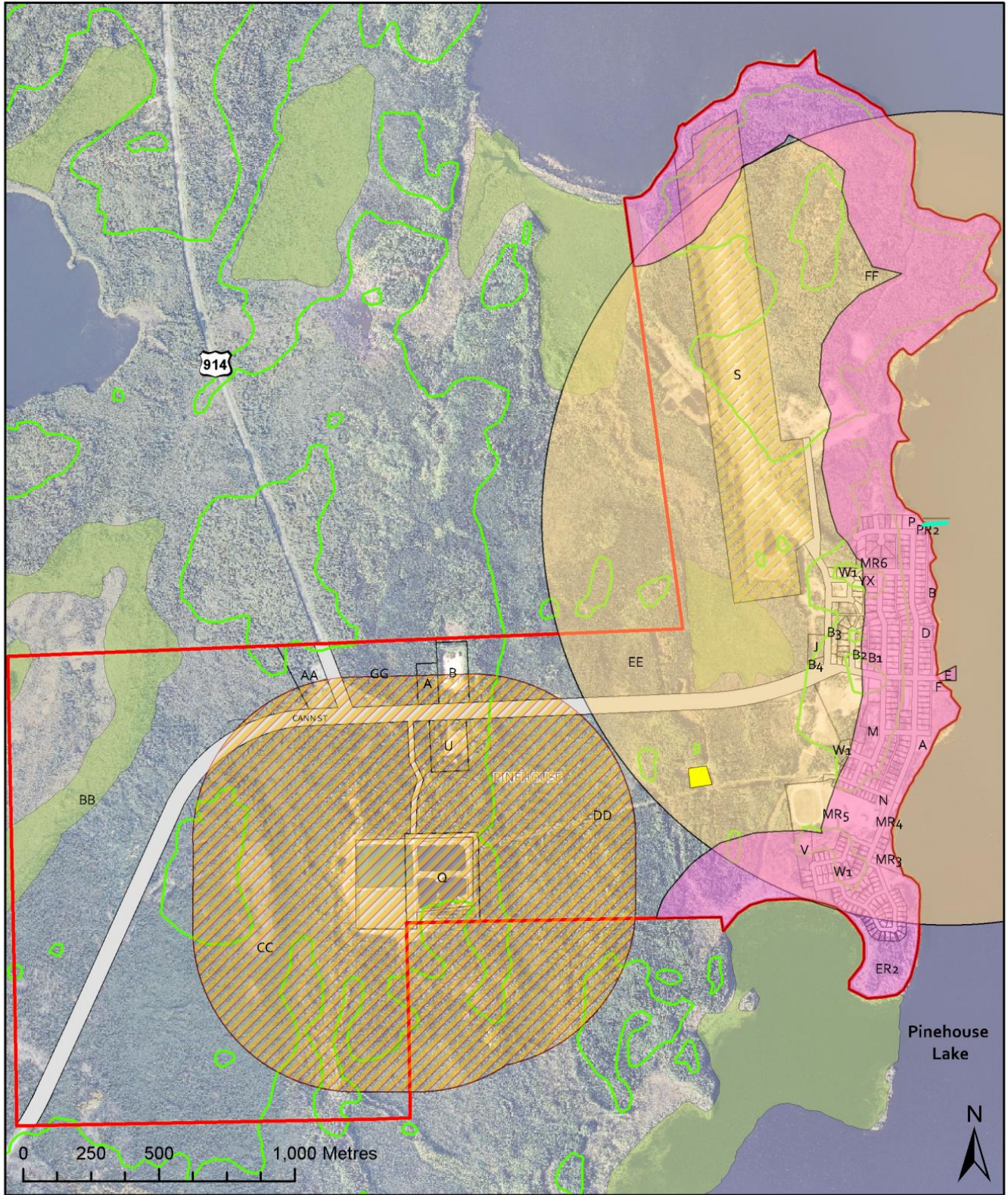
The *Subdivision Regulations* require residential developments to be setback a minimum of 300 metres from existing or planned sewage lagoons and 457 metres from sanitary landfill sites. The Pinehouse sewage lagoon is located on **Parcel Q Plan 85PA21895** southwest of the developed area of the Northern Village (see Figure 4: Property Ownership and Figure 6: Municipal Constraints). Figure 6: Municipal Constraints shows a 600 metre setback distance. It is ENV policy to encourage this greater setback requirement for residential development from a lagoon to ensure the health and quality of life of residents adjacent to these areas. To avoid potential land use conflict with residential development, uses such as highway commercial and industrial are preferred here.











A decommissioned sewage lagoon is located in **Parcel DD Plan 101174701** as shown on Figure 6: Municipal Constraints. There are no provincial setback requirements limiting development for decommissioned lagoons, yet pragmatic planning would reserve this site and its surrounds to recreation and park uses.

The landfill used by the municipality does not restrict development in the Northern Village as it is located ten kilometres north of municipal boundaries. The landfill is discussed further in section 4.8.3 of this OCP.

The physical terrain in Pinehouse has a significant influence on development decisions. Bordered on the north, east, and south by Pinehouse Lake, the extensive shoreline limits outward expansion, and the community experiences periodic flooding and threat to property from ice movement. High water tables and the common presence of muskeg are also significant factors that limit development in the Pinehouse area.

Figure 6: Municipal Constraints

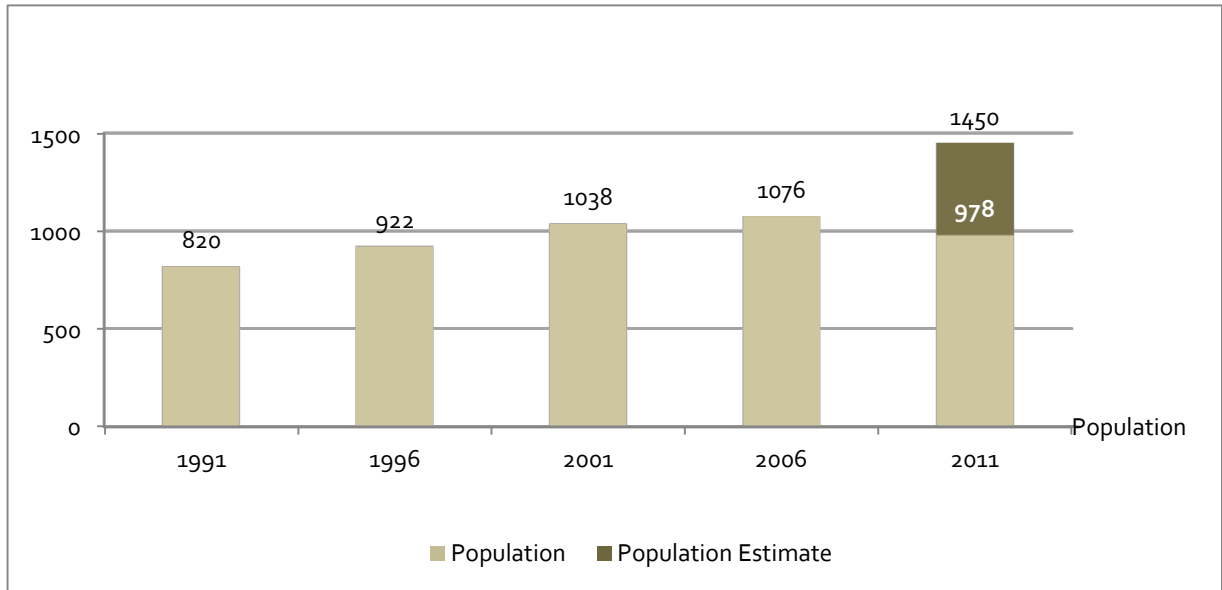


- | | |
|--|---|
| <p>Constraints</p> <ul style="list-style-type: none">  Airport  Old Lagoon  Known Wetlands  Contour Lines  600m Lagoon Buffer  Water Intake Pipe  1500m Source Water Buffer  Heritage Sensitive Area | <ul style="list-style-type: none">  Municipal Boundary  Road  Water |
|--|---|

3.3 Demographics

The Northern Village of Pinehouse 2006 Statistics Canada census population of 1,076 was reported to have decreased to 978 people by 2011. The Statistics Canada 2011 census data is believed to be an estimate, and local residents completed their own data collection to estimate that the actual population is approximately 1450 residents, living in Pinehouse. Figure 7: Statistics Canada Census Pinehouse Population 1991-2011 below shows the population of Pinehouse from 2006 to 2011.

Figure 7: Statistics Canada Census Pinehouse Population 1991-2011



(Statistics Canada, 2012)

The 1991-2006 Statistics Canada data average annual growth rate in Pinehouse was 1.8%, and this is expected to continue with a large proportion of the population being of childbearing age.

Figure 8: Age and Sex Characteristics of Pinehouse Population, 2006 displays the 2006 Pinehouse population characteristics by age and sex. Statistics are grouped into the following general life stages: preschool age; school age; labour force age; and retirement. A small proportion of the Pinehouse population is in the retirement age group class, at only 3.26%, compared to the 2006 provincial average of 15.4%. A majority of the population in Pinehouse is under the age of 19, equaling 570 people, or 53%. The median age in Pinehouse is 18.5 years old, more than 20 years younger than the provincial average of 38.7 years old.

Pinehouse residents exhibit more mobility, or less likelihood to be living in the same residence, over a 5-year period (59.4%) when compared to the Province as a whole (63.8%). This statistic could be attributed to many factors, but is a critical component to achieving the correct diversity in housing stock, housing choice and development proposal deliberations. Working to achieve a more stable mobility rate as part of municipal development goals can encourage a healthier housing market, adequate housing choice and a high quality of life for residents.

Figure 8: Age and Sex Characteristics of Pinehouse Population, 2006

Age Group	Male		Female		Pop. Group (approx.)
	No.	%	No.	%	
65+	15	1.39	15	1.38	3 % Retirement Age
15-64	290	26.98	300	27.91	55% Labour Force Age
5-14	150	13.95	145	13.48	28% School Age
0-4	60	5.58	90	8.37	14% Preschool Age
Totals	515	47.4	565	52.6	100%

(Statistics Canada, 2006)

Figure 9: Pinehouse vs Provincial Labour Force, 2006

	Pinehouse	Saskatchewan
Participation Rate	46%	68.4%
Employment Rate	36.5%	64.6%
Unemployment Rate	22.4%	5.6%

Figure 10: Possible Growth Scenarios

Growth	2011	2016	2021	2026	2031	2036
1.0%	978	1,027	1,079	1,133	1,190	1,280
2.0%	978	1,076	1,184	1,303	1,434	1,578
3.0%	978	1,134	1,315	1,524	1,766	2,048

Figure 9: Pinehouse vs Provincial Labour Force, 2006 shows that the Pinehouse unemployment rate is 16.8% higher than the provincial average. The participation rate, the number of people willing or able to work, is 22.4% lower in Pinehouse than the provincial average. There were fewer people eligible within the labour force age range (15 – 64) in 2006 than 2001, leading to a decline of 6.6% in the Pinehouse participation rate. Many factors can influence participation in the labour force, and Northern Village demographic changes may be attributed to any of, or a combination of, increasing educational institution attendance, an increase in stay-at-home guardianship, or an increase in welfare or disability. In general, the Pinehouse population has a lower participation rate, and lower employment rate than the provincial average.

Figure 10: Possible Growth Scenarios illustrates three possible general growth scenarios. Pinehouse has maintained an average growth rate of approximately 1.8-1.9% since the 1980s. Growth projections are shown for a slow-growth rate of 1.0%, a moderate/sustained-growth rate of 2.0%, and a high-growth rate of 3.0% per year. It is possible that growth occurs at a higher rate given the percentage of the population that is in childbearing age range.

The population data in this section highlights important trends that will influence future land use planning and decision-making. With a young population, community facility planning will need to accommodate higher demand for education centres, daycares, and employment sector growth.

4 FUTURE LAND USE AND DEVELOPMENT

This OCP is a superseding policy document at the top of the municipal land-use bylaw hierarchy. This document will provide Council guidance for decision-making, for designating future land use and policy areas. **Map 1: Northern Village of Pinehouse Future Land Use**, forming part of this bylaw, designates future land use areas that reflect existing patterns of land use (shown in Exhibit 1: Northern Village of Pinehouse Current Land Use). Both maps can be found at the end of this document.

The designation of land uses within this map reflects the Northern Village of Pinehouse perspective on community development and facilitates informed 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 subject to policies and zoning controls.

Map 1: Northern Village of Pinehouse Future Land Use reflects the recommended future land use for the Northern Village of Pinehouse. 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.

The future land use areas are as follows:

RESIDENTIAL: existing areas of residential development, land subdivided for residential development and land intended for future residential growth.

RECREATION: existing and planned areas of dedicated lands for recreation and park uses including municipal reserve lands, environmental reserve lands, and buffer areas.

COMMERCIAL: existing and future areas of all types of commercial development such as general commercial and highway commercial uses.

INDUSTRIAL: all existing and future areas of industrial and related development.

PUBLIC SERVICES: existing and future institutional, cultural and municipal facility uses such as community centres, schools, air strips, and public utilities.

FUTURE URBAN DEVELOPMENT: designated lands for future urban expansion. These lands may require significant expansion of infrastructure, or prior development of adjacent lands. Generally land will be rezoned to other land uses after resolving associated titles and administration, the provision of appropriate infrastructure to the site, and approval of concept plans by Council.

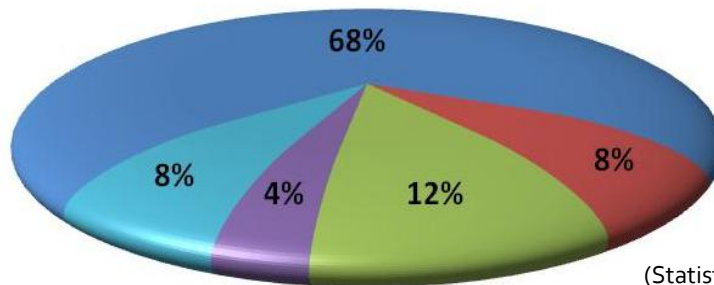
4.1 Residential Development

Residential development includes existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.

The most common, existing housing type in Pinehouse is single detached dwellings, making up 68% of the available housing stock. Higher density and more affordable housing types make up the rest of the housing stock with row houses and semi-detached dwellings composing 20% of the total housing stock, and apartment and other housing types making up the remaining 12%. Figure 11: Private Dwelling Housing Type Composition shows the private dwelling unit composition for the Northern Village housing stock.

Figure 11: Private Dwelling Housing Type Composition

■ Single Detached ■ Semi-Detached ■ Row Houses ■ Apartments, duplex ■ Other



(Statistics Canada, 2006)

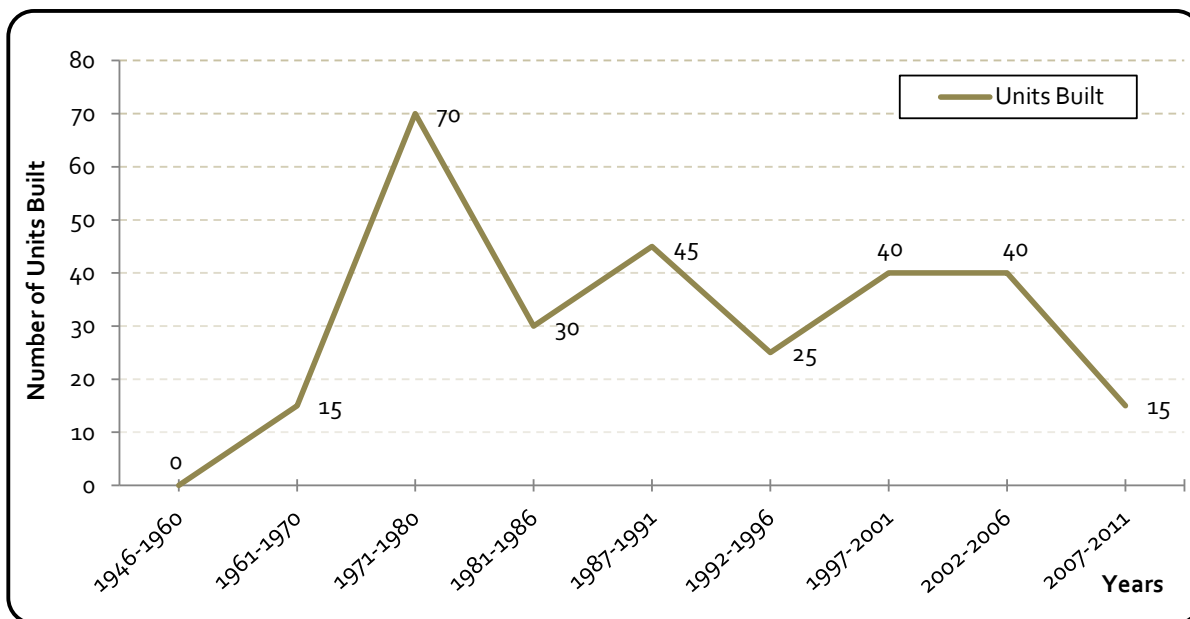
The average household size in Pinehouse in 2006 was four persons per dwelling. Below, Figure 12: Dwelling Unit Occupancy, 2006 compares housing occupancy in Pinehouse with the provincial average. Pinehouse household size is almost double the provincial average of 2.2 persons per dwelling. A common trend in Northern Saskatchewan, higher occupancy rates may be attributed to culture, income levels or housing availability. Residents and Elders have acknowledged the need to respond to this trend, and identified diversifying housing within the community as part of a multi-pronged approach.

Figure 12: Dwelling Unit Occupancy, 2006

	Pinehouse	Saskatchewan
Average Household Size (# of persons)	4	2.2
Average #. of Rooms/Unit	5.5	6.8
Average # of Persons/Room	0.7	0.3

In total, the Northern Village has a total of 282 private dwellings according to Statistics Canada. Figure 13: Northern Village of Pinehouse Housing Starts, shows the age of construction for dwellings in the Northern Village. Approximately 30% of the existing housing stock was built between 1997 and 2006. This housing gain was only a limited response to the community's demand and did not satisfy the need for housing, and overcrowding remains a challenge today.

Figure 13: Northern Village of Pinehouse Housing Starts



Residential development in the form of multi-unit dwellings, apartments, row or town houses offers greater affordability for residents and can offer relief for overcrowding conditions. Higher density development mixed with the existing single family and duplex style development will ensure all life-stages and income levels can acquire appropriate, adequate and affordable housing in the community.

The Northern Village, as of the drafting of this plan, acquired **Lots 1-3 Block 3 Plan 64PA00975**, as shown in Figure 14: Vacant Lot Inventory, to be redeveloped into new Elder's housing. Elders are currently being housed in facilities on **Lot 1 Block 10 Plan 82PA00718** (see Figure 14: Vacant Lot Inventory), which the municipality has plans to redevelop into an apartment complex once the new Elder's housing is complete.

A majority of the housing currently being developed in Pinehouse is a result of partnership between the municipality, the private sector, and a revolving grant issued by the provincial Summit Action Fund. Through this initiative, up to 10 housing units for low- to moderate-income homebuyers are to be constructed each year, to respond to the limited housing market in the north.

In the serviced areas of Pinehouse, there are immediate opportunities for infill development. As of the drafting of this plan, 6 such lots are under development. In efforts to make cost effective use of opportunities that exist for infill development, the Northern Village may find it prudent to invest in preparation of more constrained sites for development. These actions by the municipality can result in realizing a greater return on investment for infrastructure by facilitating infill development.

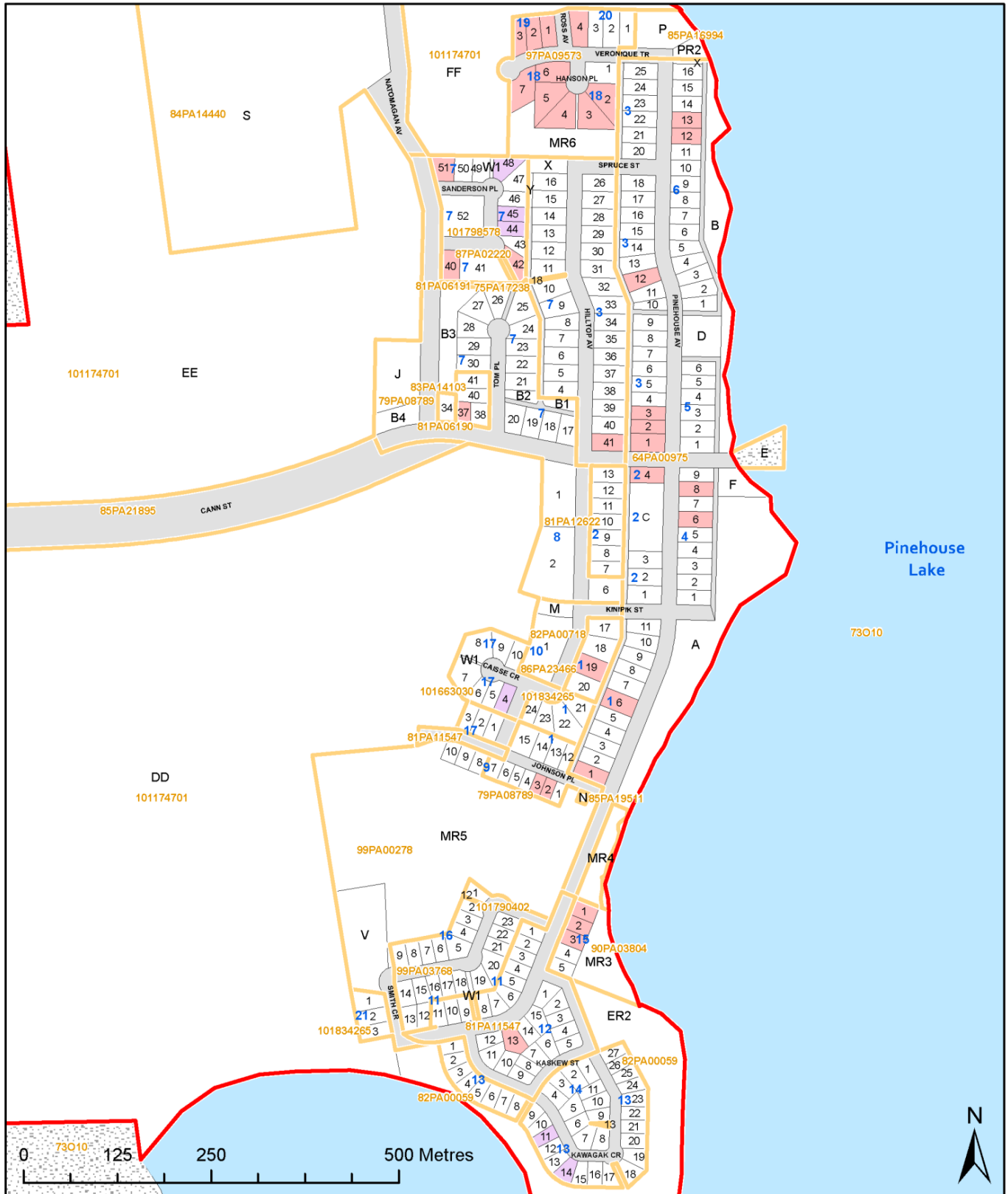
Figure 14: Vacant Lot Inventory shows the vacant lots within the community. Not all of these lots are easily developable due to servicing and terrain constraints. Where municipally owned lots present a challenge to connect to municipal servicing due to terrain constraints, the municipality may employ financial incentives or other municipal tools to encourage the site's preparation for sale and development.

Blocks 18, 19 and 20 Plan 97PA09573, as seen in Figure 14: Vacant Lot Inventory, include up to 12 vacant, serviced lots at the northernmost point of the built up area that the municipality plans to see developed in the summer of 2014. Additional subdivision activity is creating new residential lots along the eastern shoreline of the community to contribute to the stock of available lots.

The average value of an owned dwelling in Pinehouse in 2006 was \$89 849.00, less than that of the Northern District (Census Division No.18) and significantly less than the provincial average, valued at \$98 022.00 and \$132 111.00, respectively. Nearly 70% of homes in the Northern Village were classified as needing major repair, a rate nearly double that of the region and Northern District (Census Division No. 18), and more than six times the provincial percentage.

Citizens should have access to a range of housing options to meet their needs and promote independence, security, health, and dignity for individuals, and to enhance the economic and social well-being of the community.

Figure 14: Vacant Lot Inventory



Current as of October 2013

- Vacant
- Under Construction

- Municipal Boundary
- Road
- Water
- NSAD
- Plan Numbers

Area A (see Map 1)

To accommodate future residential growth, the creation of new subdivisions and land available for this type of development will occur on **Parcel FF Plan 101174701** as seen on *Map 1: Northern Village of Pinehouse Future Land Use*. **Parcel FF** is the most developable land for residential development as it is in a location that offers efficiency for servicing extension. This parcel is currently titled to the Province of Saskatchewan and administered by ENV. Dialogue between the Northern Village and ENV is ongoing to establish processes for acquiring title for subdivision as necessary to accommodate growth needs of the community. This process is one that will continue to require the active participation of the Northern Village to anticipate expansion requirements and act upon them in a timely manner. ENV will receive proposals made by the Northern Village with due regard to accommodate pressures to expand the built up area of the community northward into **Parcel FF**.

4.1.1.1 Objectives

- 1) Ensure that sufficient and suitable land is available for future residential development.
- 2) Ensure the timely and orderly planning of serviced residential lots continues to be available to meet the needs of a growing population.
- 3) Maintain a positive and productive relationship with Saskatchewan Housing Corporation.
- 4) Ensure residents have access to an adequate and affordable, diverse housing stock.
- 5) Encourage quality residential areas, free of heavy traffic, noise, hazards and other nuisances.
- 6) Avoid and mitigate conflict between residential and other non-compatible land-uses.
- 7) Encourage the efficient use of land resources and sustainable development practices to maximize servicing efficiency and minimize the cost of utility and servicing expansions
- 8) Ensure the municipality, as a developer, recovers the cost of developing new residential subdivisions.

Multi-unit Housing in Pinehouse



4.1.1.2 Policies

- 1) Council will monitor the availability of residential lots to ensure adequate supply to respond to demand in the Northern Village.
- 2) Council consideration of residential proposals will include:
 - a. the compatibility of adjacent land uses;
 - b. the available stock of existing vacant surveyed lots;
 - c. protection of and dedication of environmentally sensitive areas;
 - d. protection of persons and property from development on hazardous areas;
 - e. the capacity of the Northern Village to provide cost effective municipal services;
 - f. the resulting and cumulative impact on financial and capital planning;
 - g. zoning regulations, subdivision design, street layout, and site planning; and
 - h. 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 regional and provincial partners to increase the stock of affordable housing in the Northern Village.
- 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 in the municipality.
- 5) Council will encourage and support proposals to adapt surplus and obsolete buildings for residential uses.
- 6) Alternative funding sources and programming to support residential expansion will be sought.
- 7) At its discretion, Council will allow home-based businesses and bed and breakfast operations in residential areas that contribute to, and are consistent with, the character of the area and adhere to regulations as set in the Zoning Bylaw.
- 8) Residential infill and redevelopment, that is sensitive in design to existing neighbourhood character, will be encouraged in existing residential areas to maximize the use of existing infrastructure and services.
- 9) Council will amend the Zoning Bylaw to accommodate the development of **Area A**, identified in *Map 1: Northern Village of Pinehouse Future Land Use*, based upon approved plans of subdivision, that meet all requirements of this OCP and the Zoning Bylaw.

4.2 Economic Development

This OCP will support a foundation for sustainable growth in Pinehouse that includes a viable and vital commercial base that capitalizes on available opportunities, fosters economic growth, and satisfies needs of the local population. Sustainability of the commercial sector in Pinehouse requires policy that will attract businesses to the community, supports local entrepreneurs, and responds to current market conditions.

Many Pinehouse residents are employed in the mining sector, specifically at the Key Lake Mill, approximately 200 kilometres north of the community. Development of the commercial sector in Pinehouse will ensure that a higher percentage of resident income is spent within the community and a greater variety of goods and services is available within the community, contributing to the overall quality of life.

In December 2012, the Northern Village and the Kineepik Métis Local Inc. signed a historic collaboration agreement with Cameco Corporation, and AREVA Resources Canada to secure a framework for long-term economic collaboration. This agreement will aid economic growth and provide opportunities to Northern Village residents.

Village Office, Recreation Hall and PBN Building



4.2.1 Neighbourhood Commercial

Pinehouse has a limited range of commercial activity. The following businesses, followed by the services they provide (and their location as shown on Figure 5: Core Area Property Ownership), are currently operating in Pinehouse:

- Pinehouse Lake Co-Operative Limited: grocery, hardware, furniture, lumber, clothing, general merchandise, post office (**Parcel C Block 2 Plan 64PA00975**).
- Pinehouse Local Fisherman's Coop: commercial fishing (**Parcel F, Lot 9 Block 4 Plan 64PA00975**).
- Minahik Café and Restaurant: breakfast, lunch, and supper and Minahik Gas Bar and Confectionary: gas, diesel, and confectionary (**Lot 38-40 Block 3 Plan 75PA17238**).

- Pinehouse Business North Development Corporation: heavy equipment, construction, home building, fencing, roofing, motor repair and other industrial services related to mining and transportation (operating in the municipal building, **Lot 1 Block 8 Plan 79PAo8789**).

These businesses offer Pinehouse residents most of their basic needs, but this growing community would benefit from expanding the range and type of goods and services available locally. Numerous economic development programs are available to community members and businesses, from federal, provincial, regional and Aboriginal funds and organizations offering grants and support services.

Pinehouse Business North Corporation (PBN) is the municipality's economic development arm, largest business, and a significant local employer. The PBN mission is to improve the socioeconomic conditions in Pinehouse. The PBN mission includes creating jobs for residents; developing workplace skills; and revenue generation to fund local social programming and community infrastructure. Since 2007, PBN has grossed nearly 9 million dollars, and invested more than half of this via direct funding for wages in the community. Over one million dollars to date has been invested in social programming and community infrastructure including: senior's homes; an airport shelter; a hockey arena; cultural camps; recreational activities, and more.

Major employers in Pinehouse, in addition to the private sector businesses described above are public sector, including the Health Clinic, the Minahik Waskahigan Schools, the Magliore Teen Infant Care Centre, the Aboriginal Head Start program, various provincial ministries, and the Northern Village of Pinehouse.

The commercial area in Pinehouse is found centrally in the built up area of the community along Hilltop and Cann Streets. The businesses located there are surrounded by residential uses, limiting the opportunity to expand the commercial district boundaries other than using the infill opportunities that are and become available. Commercial expansion opportunities will be addressed as opportunities arise.

4.2.1.1 Objectives

- 1) Ensure sufficient land is available for new commercial development and commercial expansion.
- 2) Encourage entrepreneurship and location of commercial activity that meets the needs of the community.
- 3) Support opportunities for the creation and location of commercial businesses that contribute to a diverse and sustainable commercial sector and local employment opportunities, including support for traditional economies.
- 4) Support commercial development that maximizes the use of existing infrastructure and reduces the need for utility and servicing upgrades.
- 5) Accommodate dwellings in the commercial areas where appropriate, and provide opportunities for mixed use development.
- 6) Employ creative solutions to meet the commercial expansion needs of the Northern Village, while ensuring solutions comply with provincial standards.

4.2.1.2 Policies

- 1) New businesses will be encouraged to locate on vacant commercial-use designated lots to encourage infill development, concentrating commercial activity in the desired areas indicated on Map 1: Northern Village of Pinehouse Future Land Use Map.
- 2) Council will promote the Northern Village as a place for new businesses and partner with regional agencies (i.e., PBN) to market these opportunities.
- 3) Council consideration of commercial development proposals will include:
 - a. consistency with Map 1: Northern Village of Pinehouse Future Land Use;
 - b. land-use compatibility with surrounding development;
 - c. the capacity of the Northern Village to provide efficient and economical municipal services;
 - d. the availability of existing commercial lots in the Northern Village; and,
 - e. the provision of parking and impact of traffic generation by the commercial activity.
- 4) Approval for the expansion of commercial areas will be based on maintaining a strong neighbourhood commercial district, ensuring existing and adjoining land-uses are compatible.
- 5) Council will encourage existing retail, administrative, professional, and personal services to locate within the designated commercial areas, and encourage providers of services for which there is a need to locate within the community.
- 6) Council will encourage and support proposals to rehabilitate and reuse existing buildings for commercial use.
- 7) Standards for maintaining the visual appearance of commercial developments will be contained in the Zoning Bylaw, including sign regulations, fencing regulations and building height restrictions to provide acceptable visual access to the lake.
- 8) Council will ensure that any commercial activity on land owned by the Northern Village will be regulated by a lease agreement.
- 9) Development of leased commercial sites on hazard lands will not be permitted before fill and engineering that meets safe building elevation standards as regulated in the Zoning Bylaw, and provincial regulations.
- 10) Leases issued for part of a municipally owned parcel with a term of more than 10 years will require subdivision approval.
- 11) When existing land uses and ownership supports the creation of a new, or the expansion of existing commercial districts, this OCP and the Zoning Bylaw will be amended to reflect the desired changes.

4.2.2 Highway Commercial



The Northern Village of Pinehouse currently does not have any significant commercial development adjacent to the junction of Highway 914 and Cann Street. Pinehouse Business North (PBN) owns and operates a mechanic and repair business on **Parcel AA Plan 101174701** (as shown on *Exhibit 1: Northern Village of Pinehouse Current Land Use*) that services motors and the Village's heavy equipment.

Highway 914 and passes through the municipality and is the only land route to Key Lake. The Key Lake Mill is operated by Cameco Corp., the world's largest high-grade uranium mill. Cameco is seeking the extension of the Key Lake operation, and the corporation's website details plans for the future expansion of mill capacity. This presents an opportunity for the Pinehouse commercial sector through highway-servicing business development, with potential to capture a new and growing market. The greatest potential for commercial development within the Northern Village of Pinehouse is the creation of a highway based commercial district at the junction of Highway 914 and Cann Street.

Area B (see *Map 1*)

The two parcels of land along the north side of Highway 914 where it meets Cann Street belong to the Northern Village. As shown on *Exhibit 1: Northern Village of Pinehouse Current Land Use*, **Parcel AA** is used for the PBN shop, and **Parcel GG Plan 101174701** is vacant. These parcels and the adjacent lands are identified as ideal for development of a highway commercial district. This large area of land is suitable to be developed to provide regional tourism traffic, and/or trucking traffic and mining employees a full range of services including restaurants, lodgings, fuel, convenience items and auto or truck repair services.

When planning or considering any new highway commercial development in this area, it must be recognized that municipal water and sewer service infrastructure does not exist here. Negotiation with developers should include consideration for possible extension of municipal water and sewer services to the area.

Parcel GG - Highway Junction



4.2.2.1 Objectives

- 1) Ensure sufficient and suitable land is available for highway commercial development in the Northern Village.
- 2) Attract tourism and travel related businesses to locate in the highway commercial area at the junction of Highway 914 and Cann Street.
- 3) Ensure the highway commercial area is an attractive and inviting commercial area that positively contributes to the community's character and economy.
- 4) Grow the commercial sector in Pinehouse, creating a stable and sustainable economic base for the municipality.

4.2.2.2 Policies

- 1) **Area B** as shown on *Map 1: Northern Village of Pinehouse Future Land Use* identifies land suitable for highway commercial development.
- 2) Highway commercial will generally accommodate businesses serving the travelling public, or businesses that require good vehicular access, highway exposure, or larger site size.
- 3) Council will explore market and partnership potential to support highway commercial development at the junction of Highway 914 and Cann Street, working with regional and local partners such as Cameco Corp., PBN, local entrepreneurs, and government.
- 4) Where any new highway commercial development occurs in **Area B** as shown in *Map 1: Northern Village of Pinehouse Future Land Use*, it will be regulated by a servicing agreement with the municipality.
- 5) Council will encourage new development in the highway commercial district to connect to municipal water and sewerage services.
- 6) Where development in highway commercial areas is not able to connect to municipal water or sewerage services, it shall comply will all provincial standards.
- 7) Consideration of new highway commercial development proposals will be based on:
 - a. consistency with the *Map 1: Northern Village of Pinehouse Future Land Use*;
 - b. site planning and land-use compatibility with existing surrounding developments;
 - c. the capacity of the Northern Village to provide, or maintain through servicing agreements or cost-sharing agreements, efficient and economical municipal services; and,
 - d. the safe movement and integration of vehicular traffic into and out of the commercial sites.

4.2.3 Industrial Development

Industrial development in Pinehouse has been limited to date. There is no major processing or manufacturing industry within the municipality, or in the immediate area surrounding area. Growth in this sector may take time, but as highway commercial activity increases, the likely increase in available services and economic activity may attract industry to the community.

Area C (see *Map 1*)

Existing industrial uses are located on **Parcel B Plan 81PA14662**, where the Ministry of Highway and Infrastructure (MHI) has a works yard. **Parcel U Plan 91PA03386** is used for a Ministry of Environment Fire Cache. Directing future industrial development to this area, particularly south of Highway 914/Cann Street in the northernmost section of **Parcel CC Plan 101174701** will ensure land-use conflict is minimized between the residential area and any industrial operations that are established in Pinehouse. **Area C** as indicated on *Map 1: Northern Village of Pinehouse Future Land Use* is the most suitable location to accommodate growth in the industrial sector, and will be subdivided as demand requires, and necessary amendments to the Zoning Bylaw will be made.

Parcel U – ENV Fire Cache



When planning or considering any industrial development in this area, it must be recognized that municipal water and sewer service infrastructure does not exist here. Negotiation with developers should include consideration for possible extension of municipal water and sewer services to the area.

4.2.3.1 Objectives

- 1) Support and encourage new local employment opportunities and a diverse local economy.
- 2) Ensure suitable land is available for orderly and efficient industrial development.
- 3) Encourage industry to locate or expand into areas designated for such use, and only when they meet or exceed current environmental standards.
- 4) Develop and maintain an attractive industrial sector within the community.
- 5) Ensure that industrial activities are appropriately screened and buffered to minimize negative impacts on other uses.
- 6) Protect the health and safety of residents and maintain property values by ensuring industrial activities are located in appropriately identified areas.
- 7) Avoid and minimize the potential conflict between industrial and other land uses.

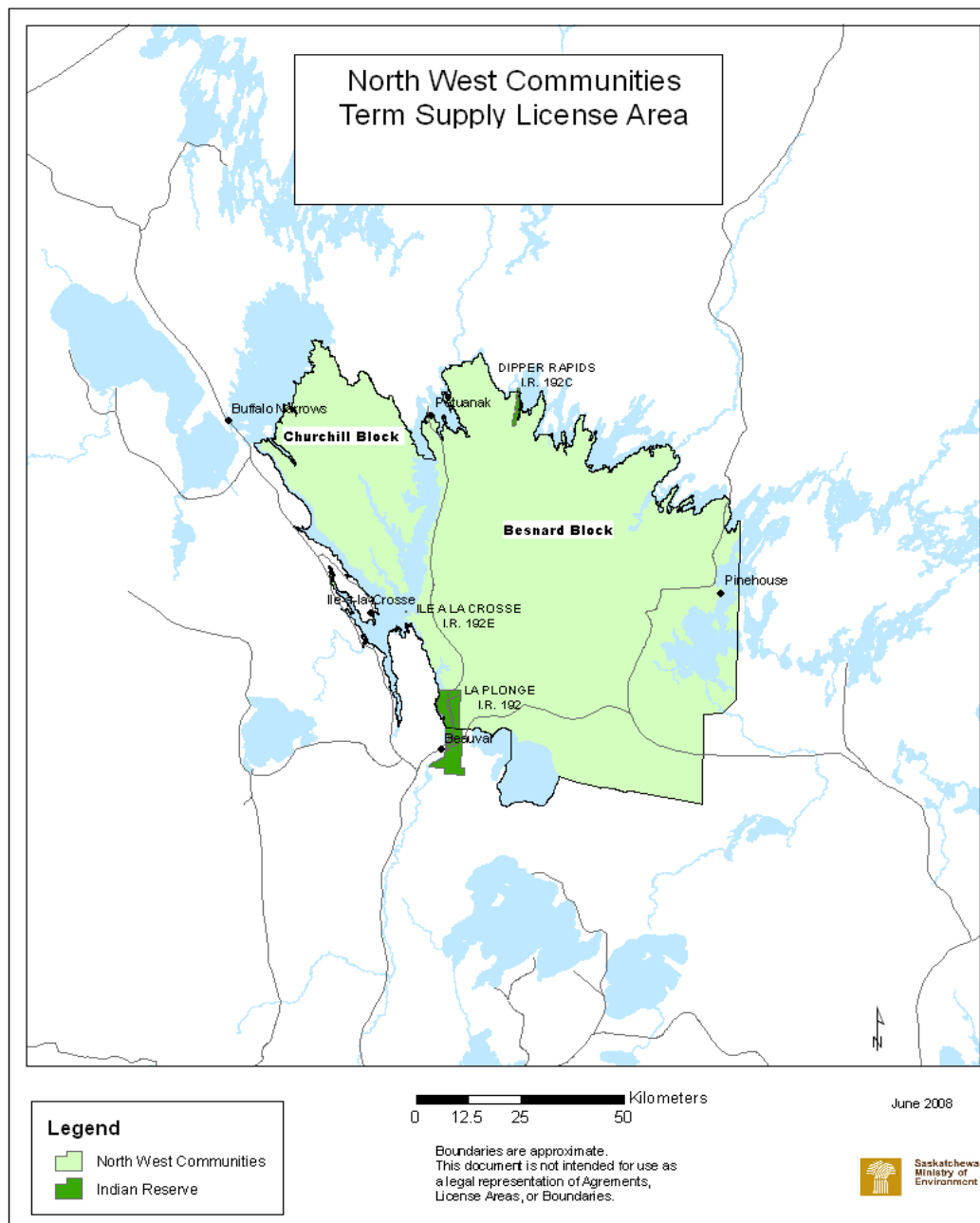
4.2.3.2 Policies

- 1) Council will monitor the availability of suitable land for industrial development.
- 2) Council will direct any future industrial development to the area identified on *Map 1: Northern Village of Pinehouse Future Land Use*.
- 3) Industrial subdivisions or developments will be considered based on:
 - a. land use compatibility with existing development;
 - b. the capacity of the Northern Village to provide, or maintain through servicing agreements or cost-sharing agreements, efficient and economical municipal services; and
 - c. the impact on financial and capital planning by the Northern Village;
 - d. noise, vibration, smoke, odour, and fire hazard impacts;
 - e. site suitability and planning aspects including screening, vehicular access, and traffic safety; and,
 - f. appropriate development standards provided by the Zoning Bylaw.
- 4) Council will encourage infill development of vacant industrial land within developed industrial zoned areas.
- 5) Industrial developments will require a landscaping plan as part of application for a development permit in accordance with Zoning Bylaw requirements.
- 6) Residential development, excepting caretakers units, will be prohibited in designated industrial areas. Caretakers units will be clearly incidental to industrial operations.
- 7) Council will monitor the availability and suitability of existing industrial lots to ensure that subdivision occurs in an efficient and timely manner to meet the needs of the community for industrial growth.
- 8) Industrial developments that create local employment opportunities and do not pose a detriment to the natural environment or health and safety of residents will be encouraged.
- 9) Council will require performance bonds from developers where the storage of hazardous materials or other uses could lead to site contamination; ensuring remediation and clean up comply with federal and provincial standards.
- 10) Council will encourage and facilitate land exchanges to find the most appropriately serviced and suitable sites for industrial activities.

4.2.4 Agriculture and Value-Added Agribusiness

The soil composition and terrain of the Northern Village of Pinehouse is not conducive to extensive agricultural activity, nor does it offer a viable sector of employment for Northern Village residents. Soil analyses and classification maps have not been produced for the area in which the Northern Village is located. Recognizing the prevalence of bedrock and muskeg in northern Saskatchewan; fertile, arable soil is not likely sufficient to support any significant crop production. This recognition and in respect of the SPI, Pinehouse will embrace opportunities to develop the agricultural sector and any impact it may have on local food security and the health of residents.

Figure 15: Northwest Communities License Area



Though the land within Pinehouse does not offer arable cropland, there is the potential for development of forestry and smaller-scale operations that offer poultry, livestock, dairy, leathers, furs, wools and non-timber forest products. Pinehouse is within the Northwest Communities Timber Supply Area (see Figure 15: Northwest Communities License Area), and is subject to a Term Supply License that confers rights to specific forest product harvest for a determined period.

4.2.4.1 Objectives

- 1) Preserve land with potential for agricultural production, and protect neighbouring areas from conflicting land uses.
- 2) Accommodate agricultural and forest product development.
- 3) Encourage expansion of poultry, livestock, dairy, leathers, furs, wools and non-timber forest products development.
- 4) Encourage and support the environmentally sensitive agricultural practices.
- 5) Collaborate with appropriate provincial ministries for forestry production and management.

4.2.4.2 Policies

- 1) Council will encourage the development of local agricultural activities to support a diverse local economy.
- 2) Sustainable and innovative agricultural practices will be encouraged to enable producers the ability to diversify, process and provide for the direct sale of locally produced commodities.
- 3) Council will support local and regional initiatives that enhance and build capacity for agricultural activities in the Pinehouse area.
- 4) Industrial developments which directly serve agricultural activities (processing and storage) are permitted in areas designated in the Zoning Bylaw, to facilitate value-added agribusiness sector growth.
- 5) Council will support the development of market gardens, community gardens and farmers markets.
- 6) Council will consider amendments to the Zoning Bylaw to accommodate the development of expanded agricultural activity when proposals are received and all other provisions of this OCP and the Zoning Bylaw are met.
- 7) Agricultural and agribusiness proposals shall be considered with regard to the 1:500 flood hazard elevations and presence of sensitive riparian areas to ensure risk to livestock or animals, and water contamination is minimized.
- 8) Amendments to the Zoning Bylaw to accommodate new agricultural and value-added agribusiness districts will include regulations for minimum separation distances between developments, mitigation of odour and screening regulations, and protection of nearby sensitive environmental areas.
- 9) Council will support collaboration and consultation with the Province and forestry industry, to facilitate protection of natural resources, creation of employment, training programs, and other partnerships for Pinehouse residents.

4.2.5 Sand, Gravel and Mineral Resource Exploration

The Northern Village of Pinehouse currently has no sand, gravel, or mineral extraction occurring in the municipality. These resources are important for the construction of municipal infrastructure and could offer many employment opportunities for Pinehouse residents. Partnerships that build upon new and existing relationships with resource businesses in the region, in conjunction with the sound planning policies provided for in this OCP, establishes a foundation for future resource development in the Northern Village.

4.2.5.1 Objectives

- 1) Accommodate sand, gravel, and mineral extraction where appropriate, balancing the interests of the community to expand both residential land uses and municipal economic sectors.
- 2) Ensure that sand, gravel, and mineral exploration, development, and extraction has minimal disturbance to the environment (including underlying aquifers), and does not interfere with identified future development areas.

4.2.5.2 Policies

- 1) Council will support sand, gravel, and mineral exploration, development, and extraction, provided the use is compatible with surrounding existing and future land uses and adjacent developments.
- 2) Applications for sand, gravel, mineral exploration, development, and extraction must be accompanied by a reclamation plan.
- 3) Council may require a performance bond for sand, gravel, mineral exploration, development, and extraction to ensure appropriate remediation of the site.
- 4) 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 the natural environment of Pinehouse.

4.3 Heritage and Culture

Planning for the preservation of heritage and culture ensures Saskatchewan history is celebrated and conserved for residents, visitors and future generations.

Pinehouse is a community rich in culture and tradition. A majority of the local population is of Aboriginal or Métis identity, and many families speak Cree or Dené at home. The Northern Village recognizes the strong community identity that has developed from the nurturing of traditional culture and the value it adds to residents' quality of life. Providing the facilities to support those in the community that lead these activities promotes community cohesion and builds upon local capacity.

Saint Dominic Church



Pinehouse leadership and the community have made concerted efforts in recent years to integrate local heritage and culture into Northern Village programming and services available. The Youth Wellness Centre is located on privately owned **Lot 7 Block 4 Plan 64PA00975** as shown on Figure 14: Vacant Lot Inventory. The Youth Wellness Centre is an important social meeting place, serving youth-at-risk in the community. The centre is operated by community volunteers and offers culturally appropriate programming.

Pinehouse has a long history with the Roman Catholic Church beginning in 1899 with the arrival of the first Missionaries and the construction of the first permanent church in 1944. Currently there are two active churches in Pinehouse: Saint Dominic Roman Catholic Church is located on **Parcel D Plan 64PA00975** and the Pinehouse Christian Fellowship located on **Lot 46 and 47 Block 7 Plan 101798578**. The local cemetery is located on **Parcel V Plan 99PA00278** in the southern portion of the Northern Village. These sites are shown on Figure 5: Core Area Property Ownership.

The land itself is a significant part of the culture in Pinehouse. The region surrounding Pinehouse has been the traditional hunting, trapping, and fishing grounds of many generations. The *Pinehouse-Dipper Traditional Land Use Study*, performed by ENV in 2003 provides a map inventory and discussion about the local and regional land uses, and offers a valuable resource to consult when planning heritage and culture development in the Northern Village. As with many northern communities, the traditional-food economy is a vital part of everyday life.

Inclusive of the culture and heritage ties to the land is a recorded archeological heritage site located near the shoreline in **Parcel ER2 Plan 101174701**. Though disturbed to some extent, the site was reported to the Royal Saskatchewan Museum by a collector and is known to have contained numerous potsherds, a

hammerstone, stone knives, and other artifacts. In the Northern Village, the Heritage and Conservation Branch of the Ministry of Parks, Culture and Sport have identified areas of heritage sensitivity that may contain archeological or palaeontological sites of significance. Consideration to the historic activity that has occurred on these areas can contribute to the cultural and heritage narrative of the Northern Village.

4.3.1.1 Objectives

- 1) Ensure residents have access to, and support opportunities for cultural activity.
- 2) Promote local culture and history, accommodating cultural facilities and programming in the community.
- 3) Support and encourage the growth and appreciation of arts and culture.
- 4) Integrate elements of heritage and culture into municipal initiatives to promote positive self-identity and community cohesion.

4.3.1.2 Policies

- 1) Council will work with federal and provincial ministries, relevant individuals, and organizations to conserve 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.
- 2) 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 all interests are represented when making land use decisions in culturally and heritage sensitive areas.
- 3) Council will, where possible and appropriate, support local heritage and culture initiatives with administrative, financial or other aids.
- 4) To support informed decision making regarding the conservation of culture and heritage resources, Council will support the creation and maintenance of an inventory of the culture and heritage resources that exist in the municipality.
- 5) Council may establish a Municipal Culture and Heritage Advisory Committee to perform the following functions:
 - a. heritage and cultural stewardship;
 - b. development of heritage and culture initiatives;
 - c. prepare local heritage and culture studies or reports; and
 - d. receive direction from Council to perform other related tasks.

Elders Gathering 2012



4.4 Inter-Municipal Cooperation

Inter-municipal cooperation is a cornerstone to increasing local capacity and service efficiency through regional collaboration. Promoting strong partnerships, joint infrastructure and coordinated local development benefit services such as medical care and education.

Many communities in northern Saskatchewan are faced with the challenge of scarce resources, a challenge that can be addressed through partnerships, service sharing, and coordination with neighbouring entities, organizations and communities.

Benefits of Joint Planning

*Build a strong regional economy;
Enhance service delivery;
Increase quality of life;
Reduce wasteful reproduction of services;
Provide certainty for investors and developers; and
Build municipal capacity through shared knowledge.*

4.4.1 Medical Services

Health care services in Pinehouse are provided by the Mamawetan Churchill River Health Region (MCRHR). The Health Centre, built in 1980, is located alongside offices of the Ministry of Environment on Hilltop Street on **Lot 2 Block 8 Plan 79PA08789** as shown on Figure 5: Core Area Property Ownership.

Health Centre & Ministry of Environment Office



Services provided at the Health Centre include primary care, public and community health, mental health and addictions care. Emergency services are available at the clinic, including one on-site ambulance and a team of first responders to operate the vehicle. Air ambulances and Medevac services are available for patients requiring care that the Health Centre is unequipped to provide, operating 24 hours to transport emergent patients to hospital facilities in the City of Prince Albert or the City of Saskatoon.

The MCRHR *Infrastructure Requirements Strategy Report, 2010* provides a complete assessment of the Health Centre facility. Currently Centre staff and studies identify a lack of functional program space to meet the needs of its users, and significant upgrades or renovations are identified as being required. With a growing population, a new or expanded health facility will need to be included in future development decision considerations. MCRHR has phasing and implementation plans to upgrade the existing facility, but does not indicate any immediate plans to build a new health care centre in Pinehouse. Discussions between the health region and the Northern Village will continue in efforts to maintain and secure adequate servicing levels for the population.

4.4.1.1 Objectives

- 1) Ensure residents have access to adequate medical care and services.
- 2) Maintain service levels that meet the needs of a growing population.
- 3) Identify and collaborate with regional partners to find opportunities to improve and find efficiencies in local medical services provision.

4.4.1.2 Policies

- 1) Council will collaborate with MCRHR to facilitate the provision of adequate health services to residents.
- 2) Council will seek opportunities through grants and partnerships to add value to services offered in the Northern Village.
- 3) Council will accommodate health services and medical facilities by permitting them in community service and appropriate commercial districts in the Zoning Bylaw.
- 4) Amendments to the Zoning Bylaw for facilities development will be supported by Council.

4.4.2 Schools and Educational Services

The local school in Pinehouse is the Minahik Waskahigan School (M.W. School), was originally built in the 1950s and receiving upgrades and additions over its lifespan to accommodate the growing Pinehouse population. In response to growing enrollment, the Northern Lights School Division No. 113 (NLS), built a separate building for elementary grades. According to the School Division, M.W. School had an enrollment of 457 students as of October 2013.

The M.W. School strives to incorporate culturally sensitive curricula and offer cross-cultural education services. Many of the staff at the school are Aboriginal or Métis with traditional knowledge, and non-indigenous teachers are supported in receiving training to deliver this culturally adapted education. The school strives to provide students with directly relevant historical education integrated with the general

curriculum. M.W. School also offers an industrial arts program, a large gymnasium, a science lab, a home economics room and a library, offering graduates a competitive footing in the workforce.

Minahik Waskahigan School Building



4.4.2.1 Objectives

- 1) Ensure adequate land is available for future education services development.
- 2) Ensure that the educational services provided by the NLSD and any future post-secondary institutions are meeting the needs of Pinehouse residents.
- 3) Promote the coordination and sharing of community facilities for educational services.

4.4.2.2 Policies

- 1) Council will work the NLSD, and any other educational institutions, to assist in identifying the educational needs of the community and how to deliver educational services effectively to Pinehouse residents.
- 2) Council will accommodate schools and educational facilities in the community by permitting them in community service, appropriate commercial, and recreation and park districts; and permitting as a discretionary use in industrial districts in the Zoning Bylaw.
- 3) Council will encourage the joint or shared use of existing community facilities to accommodate educational services.
- 4) The Northern Village of Pinehouse will work with the NLSD toward future facility planning and development to meet growth needs.
- 5) Council will evaluate new educational site development proposals based on the following factors:
 - a. consistency with *Map 1: Northern Village of Pinehouse Future Land Use*;
 - b. site planning and land use compatibility with surrounding developments; and
 - c. the capacity of the Northern Village to provide efficient and economical municipal services.
- 6) Council will support collaboration with educational partners to increase training and educational opportunities within the Northern Village.

4.4.3 First Nations and Métis Engagement

A significant component of the Pinehouse community identity is the connection with First Nations and Métis populations. The Pinehouse region has been occupied for centuries by northern Saskatchewan First Nations, and the lands used for hunting, gathering, and trapping. The Kineepik Métis Local No. 9 is an integrated and important part of the Pinehouse community identity.

There are currently no Treaty Land Entitlement selections or reserves within or adjacent to the Pinehouse community that affect future land use in the Northern Village. As the Northern Village grows and develops, continued consideration and respect for the First Nations and Métis use of the region's lands will ensure positive and sustainable growth towards shared goals. Should a Treaty Entitlement process be initiated within the Northern Village, an agreement will be required between the community and the First Nation before designating any land in the municipality as First Nation reserve, pursuant to Article 9.01(a) of the *Saskatchewan Treaty Land Entitlement Framework Agreement*. The agreement will include tax loss compensation and a method of dispute resolution.

4.4.3.1 Objectives

- 1) Continue to work with the Kineepik Métis Local, and First Nations residents of Pinehouse to build upon the inclusive and cohesive community identity.
- 2) Include knowledge of, and consideration for, historical land uses and the environment when making development decisions.

4.4.3.2 Policies

- 1) The Northern Village of Pinehouse 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:
 - a. compatibility of land use;
 - b. compatibility of bylaws;
 - c. land-use development;
 - d. future expansion proposals;
 - e. access to land and property;
 - f. payment of services provided; and
 - g. methods of resolving disputes.
- 2) Council will collaborate and consult with local First Nations groups, and Métis groups regarding areas of mutual interest or heritage significance.

"Impacts to traditional First Nations or Métis activities on Crown Lands, such as hunting, trapping, fishing, gathering, spiritual or cultural sites may occur during or after development from construction or ongoing operational activities. Seasonal or minor impacts may be mitigated or minimized with screening, luminance controls, defined access or operating hours."

~Government of Saskatchewan, Municipal Relations

4.5 Public Safety

Planning for public safety, ensuring the safety and security of individuals, communities and property from natural and human-induced threats requires the coordination of land-use and services that reduces overall risk of individuals and the municipality, and improves quality of life in the community. The following policies offer strength to the relationships between safety personnel, residents, and guests as the community grows.

4.5.1 Protective Services

In the Northern Village of Pinehouse, the *Community FireSmart* awareness national program was initiated to assess the likelihood of a community being subject to the threat of wildfires. Assessment by ENV found that the location of the Northern Village poses moderate risk for wildfire damage. The *Saskatchewan Community Wildfire Risk Assessment Project Report* (2005) reports that less than 25% of households use *FireSmart* principles for protecting their homes from wildfires. The rating is based upon indicators, such as the types of materials used in home construction, yard tidiness, and availability of fuel for fires (i.e. location of woodpiles, combustibles, and vegetation). The report findings recommend creating a fire break around the west flank of the community.

Pinehouse does not have a full time fire department; rather the Northern Village has a volunteer fire fighting force composed of approximately 5 volunteers and a volunteer chief as of the drafting of this plan. Some of the volunteer firefighters are also municipal employees.

The ENV publication, *A Guide to Waterworks Design* (2008), recommends that to have enough capacity to fight fires, a waterworks system needs to store double the average daily consumption, which is 436,000 litres per day. The capacity of both Pinehouse reservoirs is 1,484,200 litres, and is forecasted to have sufficient capacity to fight fires for the next ten years. Fire hydrants are located throughout the community and connected to the municipal water system to offer fire suppression for individual buildings. The Northern Village has taken steps for emergency preparedness and has developed a local emergency response plan, a fire management plan, and regulations for open burning.

The Northern Village has a strong relationship with the Royal Canadian Mounted Police (RCMP), and those that work at the detachment located within the community. The detachment is located on Hilltop Street with adjacent residences ensuring sufficient housing is available to officers for relocation to the area. Local Elders and community leaders understand the benefit of maintaining trust and a positive relationship with the RCMP to continue to improve community safety.

4.5.1.1 Objectives

- 1) Provide a safe and secure community for Pinehouse residents and visitors.
- 2) Encourage community involvement in fire prevention through the promotion of *FireSmart* principles to residents.
- 3) Ensure that protective and emergency services are provided at an appropriate level, and without unnecessary duplication.
- 4) Cooperate with RCMP, First Nations and Métis groups, and appropriate provincial ministries in preventing and responding to emergencies in the area.

4.5.1.2 Policies

- 1) Council will ensure the municipal water system is capable of suppressing individual building fires as determined by provincial guidelines.
- 2) The Northern Village will provide appropriate protective services to residents by:
 - a. monitoring maintenance of the fire truck, hydrants and fire break to maintain high standards of fire safety;
 - b. actively recruiting volunteer fire fighters, offering training to those volunteers, and maintaining an up to date roster of active volunteers;
 - c. allocating sufficient funding towards the purchase and maintenance of emergency equipment, and the training of emergency responders;
 - d. requiring the estimated demand on firefighting requirements as part of every rezoning application, subdivision review, and servicing agreement; and
 - e. annually assessing emergency response plans and infrastructure requirements for the Northern Village.
- 3) The Northern Village will encourage fire safety by:
 - a. working with provincial and regional fire services providers;
 - b. continuing to promote *FireSmart* programs;
 - c. encouraging *FireSmart* principles in new subdivision development and in established neighbourhoods; and
 - d. in areas of the municipality not serviced by the municipal water supply, Council will ensure plans are developed to provide adequate emergency services.
- 4) Council will continue to work with the province in planning, preparing, and responding to emergency situations in the community.
- 5) Council will work with appropriate provincial ministries to create a community fuel management plan.
- 6) Council will continue to work with the RCMP to strengthen relationships and improve community safety.

RCMP Detachment



4.5.2 Hazard Lands

Hazard lands are areas that have a higher likelihood of damage to property from erosion, ground instability, and/or flooding, if any development should occur. For the purposes of this OCP, these lands also include sites within Pinehouse that store hazardous material or have been contaminated. Identification of these sites and areas will prevent development without proper remediation and reduce the risk to individuals, environment, or property. Identification and preparation of hazardous sites mitigate the liability of the municipality in permitting development.

Significant Fill and Engineering Prepare Hazard Lands for Development



4.5.2.1 Objectives

- 1) Protect development from flooding and hazards to persons or property.
- 2) Minimize future environmental problems caused by development or degraded site conditions.
- 3) Reduce development costs by discouraging development on land with severe servicing constraints.

4.5.2.2 Policies

- 1) The Zoning Bylaw will prescribe standards for development proposals on sites that are flood prone, slump prone, in the 1:500 flood hazard elevations or otherwise hazardous for the proposed use.
- 2) Development of leased sites on hazard lands will not be permitted before fill and engineering that meets safe building elevation standards as regulated in the Zoning Bylaw, and provincial regulations.
- 3) Council may require, as a condition of development permit approval, a drainage plan, geotechnical reports, or similar assessment to ensure proposed development does not adversely affect adjacent properties, the stability of the land, or contaminate water sources.

- 4) On sites with significant slope or where land instability is likely or confirmed, further study of the site's stability shall be undertaken by a competent professional before development will be permitted.
- 5) Developers, where required to provide a grading and leveling site plan for new subdivisions, will show future drainage patterns of the proposed subdivision to ensure that the amount of serviceable and developable land is maximized.
- 6) Council will participate in dialogue with ENV, and obtain approvals to establish a site suitable for the disposal of hazardous waste.
- 7) Development that involves the onsite storage or handling of hazardous substances shall comply with up to date environmental legislation.
- 8) Council will work with appropriate agencies to identify contaminated sites that exist in the community and collaborate to develop recovery plans for those sites.
- 9) Performance bonds will be required where the use or staging of hazardous products is proposed on any Village-owned property, ensuring that remediation and cleanup comply with provincial standards.
- 10) All development, redevelopment or major alterations and additions on hazard lands shall be adequately flood-proofed as described in the Zoning Bylaw.

4.6 Recreation and Tourism

Recreation and tourism development opportunities can augment the quality of life for Saskatchewan's citizens and visitors. Promotion of recreation and tourism sites in the Northern Village contribute to a diverse local economy and to healthy lifestyles.

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.*

4.6.1 Parks and Recreation

The Northern Village of Pinehouse has areas in the community that are used intensively for outdoor recreational purposes. **Parcel MR5 Plan 99PA00278** is one such site and contains the elementary and high school, which includes playground facilities, outdoor skating rink, soccer field, and running track. Another commonly used recreation site is the area south of Cann Street, west of the town office on **Parcel DD Plan 101174701**, where recreational development, such as fitness trails has been undertaken. Pinehouse also has two beach areas. The south beach site is located on the municipally owned **Parcel MR4 Plan 99PA00278**, and developed as a recreation site, and the north beach area is located on the provincially owned **Parcel FF Plan 101174701**. The above sites can be seen on *Exhibit 1: Northern Village of Pinehouse Current Land Use*.

Parcel FF - North Beach Area



The community has a multi-purpose facility and baseball diamond that are supportive of healthy lifestyles and valuable to provide public gathering spaces. Access to and continued improvement of these areas is important to maintaining and expanding recreational opportunities in the Northern Village.

4.6.1.1 Objectives

- 1) Provide accessible, safe, connected parks and recreation spaces for the enjoyment of both residents and visitors.
- 2) Create sufficient parks and recreation spaces to meet the needs of the community as it grows and changes.
- 3) Increase, and ensure continued access to waterfront for recreation purposes.
- 4) Provide a balance of active and passive recreation opportunities, and undeveloped natural areas.
- 5) Identify and protect attractive sites for recreation and tourism to plan for future investment and parks network expansion.

4.6.1.2 Policies

- 1) Undevelopable areas with significant constraints due to terrain such as muskeg and bedrock will be left in a natural state and be used as recreation space, incorporating the local trail network insofar as possible. Council will consider these sites for dedication as municipal reserve.

- 2) Council will incorporate long term strategies for parks, and open spaces development as part of capital planning and development processes.
- 3) Council will consider the following criteria when establishing park space:
 - a. the present and future needs of the community;
 - b. areas with scenic views;
 - c. lakeshore access;
 - d. outdoor recreational and neighbourhood park opportunities;
 - e. size, topography, and configuration of the land;
 - f. wildlife and nature observation;
 - g. cultural or community facilities;
 - h. connectivity to trails, existing park space, and natural areas;
 - i. areas containing or adjacent to natural features;
 - j. the need to protect heritage or culturally sensitive areas; and
 - k. environmentally sensitive areas.

Pinehouse Lakeshore Open Space



4.6.2 Dedicated Lands

Dedicated lands include buffer strips, environmental reserves, municipal reserves, walkways, and recreation spaces. The provision, leasing, ownership, use, and sale of dedicated lands are governed by the PDA and *The Dedicated Lands Regulations, 2009*. The legislation states that power, gas, telephone, water, and sewer facilities may be located on any dedicated land as long as the land can still be used for its original purpose. In Pinehouse currently, there are more than 15 hectares (approximately 38 acres) of dedicated lands.

The location of dedicated lands can be a tool to reduce the potential for development to conflict with sensitive ecological areas or lands with heritage or cultural sensitivity. Conflict areas in the Northern Village include water courses, flood prone areas, lakeshores and filtering lands, muskeg, floodplains, and land with cultural or historical significance. Coordinated dedication of lands and protection of sensitive areas will provide residents of, and visitors to, Pinehouse a connected network of attractive green spaces for recreational use that contribute to the character of the community.

4.6.2.1 Objectives

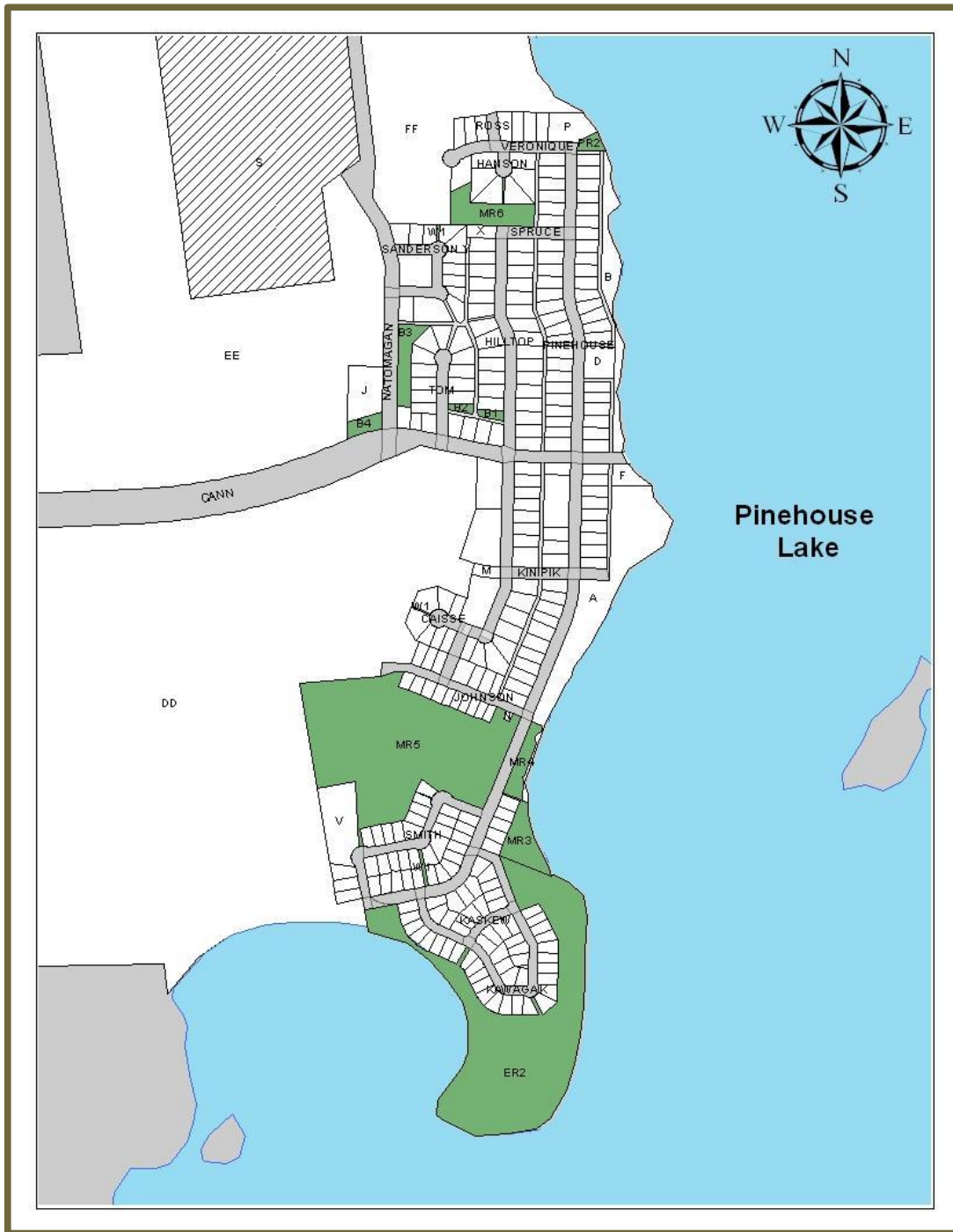
- 1) Ensure public access to dedicated lands.
- 2) Preserve open spaces, scenic vistas, and environmentally, culturally and heritage sensitive areas by encouraging development that respects and integrates the natural landscape.
- 3) Ensure that dedicated lands are provided in appropriate locations when 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 land-uses.
- 6) Ensure dedicated lands are restored to an appropriate state after removal of developments.

4.6.2.2 Policies

- 1) The Northern Village will post all financial dealings related to dedicated lands to a Dedicated Lands Account. The account will record all proceeds from sales or leases, and all payments made in lieu of municipal reserve dedication. Council shall authorize expenditures from the account only to developing, buying or maintaining dedicated lands.
- 2) Cash-in-lieu of reserve funds will be considered only in the industrial and highway commercial zoning districts.
- 3) Where subdivision and development are 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 to ensure continued public access.
- 4) Council will only issue time-limited leases or permits for shoreline dedicated lands that include provisions that provide conditions for extension of the lease or permit, protection of sensitive areas, the alteration of shorelines, removal of developments and remediation of the site.
- 5) Dedicated lands leases, agreements, or permits shall be subject to *The Dedicated Lands Regulations* and the PDA.
- 6) Public access to dedicated lands shall not be restricted by a lessee or permittee.
- 7) Where development is proposed adjacent to a water body, the developer shall not defer the obligation of dedicated lands, and the dedicated lands shall be adjacent to the water body.

- 8) Excluding municipal facilities or schools, developments prohibited on dedicated lands include:
- a. private uses;
 - b. septic tanks;
 - c. storage of hazardous materials; and
 - d. boathouses.

Figure 16: Municipal and Environmental Reserve



4.7 Biodiversity and Natural Ecosystems

Preservation of biodiversity and natural ecosystems are essential to include in the planning process. 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 ecosystems that sustain life in general.

4.7.1 Ecological Integrity

Ecological integrity is the ability of an ecological system to be able to support and maintain a diverse community of organisms that has species composition, diversity, and functional organization comparable with those of natural habitats within a region. The Northern Village of Pinehouse is located at the edge of the Boreal Shield and Boreal Plains Ecozones, on the southern extent of the Precambrian Shield in north-central Saskatchewan. There is a diverse population of both animals and birds inhabiting the forests, and maintaining these ecosystems is important to the traditional way of life for many residents. Ensuring the quality of the natural environment is preserved or enhanced during any planning and development requires conscious efforts to minimize adverse impacts from local growth and development. Environmental protection is an identified community value in the Northern Village

4.7.1.1 Objectives

- 1) Ensure the natural landscapes and features in the Northern Village are preserved and enhanced.
- 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.

Healthy Ecosystems Sustain Traditional Activities



4.7.1.2 Policies

- 1) Important natural or riparian areas, significant landscapes, features, and systems will be integrated into development proposals, and protected through land dedication whenever possible.
- 2) Sustainable development practices will be promoted for all development to mitigate negative impacts on the ecological integrity within the Northern Village.
- 3) The Northern Village will strive to maintain healthy tree cover within the municipality, planting new trees on municipal properties where possible in the built up area.
- 4) Council will support the creation of an integrated plan for surface and ground water management and drainage.
- 5) 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.

4.7.2 Shore Land, Water Bodies, and Source Water Protection

Shore lands and water bodies offer many different amenities and benefits to a community. Not only do shore lands offer beautiful vistas and access to water recreation activities, they are important ecological zones.

The Northern Village of Pinehouse built up area is located along the western shore of Pinehouse Lake with the total municipal shoreline extending more than 6 kilometres. The shoreline is a valued resource for the Northern Village and residents for residential and recreational development as well as the habitat it offers to a variety of local flora and fauna. Alterations to a shoreline for development purposes not only impacts the natural character of the shoreline, but eliminates fish and wildlife habitat, and may lead to deterioration of water quality.

Pinehouse Lake offers the community commercial fishing, tourism, recreation, and drinking water. Much of the shoreline within the Northern Village built up area has been dedicated as environmental, public, or municipal reserve, limiting its development and thus the potential for harmful shoreline alteration.

Shoreline parcels including **Parcel ER2 Plan 101174701**, **Parcel MR3 Plan 90PA03804**, **Parcel MR4 Plan 99PA00278**, **Parcel A** and **Parcel B Plan 64PA00975** as shown in *Exhibit 1: Northern Village of Pinehouse Current Land Use* offer the developments on adjacent surveyed lots protection from flooding and buffer Pinehouse Lake from activities that could contaminate the Village source water. Good planning practice will ensure that all subdivisions and developments have setback requirements to protect sensitive shoreline areas, mitigate flood risk, and provide access to the public waterfront.

Source water protection is critical to maintaining a safe supply of drinking water for Pinehouse residents. Water drawn from the lake provides a reliable source of potable water for the community if measures are taken to ensure the quality of the water source and to protect the intake area. To maintain a reliable supply, development decisions should consider additional demands on the water supply system that will result from growth. This is discussed further in section 4.8.1: Water Utility System of this OCP.

Parcel FF - Northern Shoreline



4.7.2.1 Objectives

- 1) Ensure the sound management of water resources.
- 2) Protect and restore wildlife habitat, wetlands, and natural shoreline vegetation.
- 3) Protect development from flooding and hazards to persons and property.
- 4) Protect municipal drinking water supply.
- 5) Enhance and maintain the lakefront for public access, recreation and tourism purposes.

4.7.2.2 Policies

- 1) As part of development application review near any water body, Council will consider known estimated peak water levels, vulnerable areas, aquatic life and habitat, and groundwater.
- 2) Preservation and restoration of natural shoreline vegetation will be encouraged by Council.
- 3) Where 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 the water source.
- 4) 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 developments including, but not limited to:
 - a. private docks;
 - b. communal docks;
 - c. water lines;
 - d. geothermal lines; and
 - e. shoreline storage.
- 5) Development proposals adjacent to the shoreline must include projected impacts to the municipal water supply, and provide plans for mitigating any negative impacts.

- 6) Council will ensure that new developments will not result in adverse alteration 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.
- 7) Council will encourage communal boat docks and launches.
- 8) Environmental reserves and other dedicated lands will be used, where appropriate, to create a buffer between developments and Pinehouse Lake, shoreline areas, and other wetlands, providing protection against erosion, flood hazards, and contamination.
- 9) Where subdivision is proposed adjacent to a water body in **Area A** as shown on *Map 1: Northern Village of Pinehouse Future Land Use*, Council will ensure that land is dedicated as municipal or environmental reserve, protecting sensitive areas and providing public access to water bodies.
- 10) Fill placed on sites adjacent to the shoreline must be surfaced or landscaped to prevent erosion.

Implementation Guidance:

- » *Consider the effects of development on associated water bodies and shore lands, aquatic life and habitat.*
- » *Minimize, mitigate, or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater.*
- » *Integrate provincial watershed management planning considerations into local and regional planning.*
- » *Preserve and enhance public access to water bodies, shore lands and reservoirs for recreational use.*
- » *Ensure that water quality for human consumptive or hygienic use is not compromised by new development.*
- » *Consider the effects of development on water quantity.*

4.8 Public Works

Safe, healthy, reliable and cost-effective public works contribute to local, regional and provincial economic growth efforts. By providing adequate and coordinated services, outside investment and local business can grow with ease, and provide residents with improved quality of life.

The Northern Village of Pinehouse has a well developed public works system including water treatment and distribution, sewerage and sanitary services, lagoon and a landfill. As a community that is expected to grow significantly in the next 20 years, it is important for leadership to review and update works' capacity on a regular basis.

Water Treatment Facility - Parcel P



Capital works investment requires planning, which is mandated in *The Northern Municipalities Act, 2010* to be undertaken for a period of no less than 5 years. This task is considered a part of the implementation of this plan and is discussed further in section 5: Plan Implementation, Tools, and Policies, of this OCP. Other tasks may be undertaken to compliment the capital works planning and more comprehensively plan investment in public assets and installation of works infrastructure. Undertaking an Asset Management Plan and/or a Public Works Management Plan can guide growth in a more efficient manner than what is possible with capital works planning alone. These plans are discussed further in section 5: Plan Implementation, Tools, and Policies.

"The treated water supply, storage and distribution system was in satisfactory condition at the time this report was written. Based upon the population and water consumption projections in this report, there are no anticipated capacity issues leading to the year 2020."

~ Associated Engineering, Waterworks System Assessment, 2010

4.8.1 Water Utility System

The Northern Village of Pinehouse draws water from Pinehouse Lake for the municipal waterworks system, the intake pipe extending 105 metres east of the Water Treatment Plant (WTP) on **Parcel P Plan 85PA16994** as shown in Figure 6: Municipal Constraints. The WTP was originally built in 1979, but has received upgrades in 1990, 2000, and 2005 to continue to provide adequate services. Pinehouse has two potable water storage reservoirs: the original storage reservoir is located underneath the WTP and has a capacity of 195,000 litres; and the second storage reservoir is located on the same site just north of the WTP on **Parcel P** and has a capacity of 1,289,200 litres. The water distribution system in Pinehouse is a single loop system that prevents water from stagnating in the pipes and also reduces the risk of freezing. The 2010 *Waterworks System Assessment* for Pinehouse reports that there is no current capacity issues for the components of the waterworks system, and there will not be for an estimated ten years. Maintenance costs are estimated as slightly higher than typical for the next 5 to 10 years.

4.8.1.1 Objectives

- 1) Ensure that residents have access to clean drinking water that meets provincial drinking water quality guidelines.
- 2) Establish criteria for adequate services to those areas of the Northern Village where services cannot be extended.
- 3) Ensure compliance with provincial standards for water system design, expansion, and maintenance in new and existing developments.
- 4) Maintain an appropriate level of water service and ensure potential for growth is not adversely affected.

4.8.1.2 Policies

- 1) Council will continually assess, manage and plan the water system with consideration for:
 - a. current water capacity needs;
 - b. projected water supply needs for growth;
 - c. long term plans for water services and fire protection in existing areas;
 - d. projected plans for expansion into urban holding districts; and
 - e. how growth will be accommodated within the current waterworks system.
- 2) The planning and development of water services will be based on:
 - a. conformance with environmental regulations;
 - b. the demand for services;
 - c. compatible land uses;
 - d. cumulative effects of development on local and regional capacities;
 - e. the financial resources of the Northern Village; and
 - f. the logical extension of existing service.
- 3) Council will ensure 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, and servicing agreements for infrastructure expansion for new subdivisions.
- 6) Council will monitor waterworks infrastructure and *Waterworks System Assessments* to identify where collaboration with appropriate agencies is possible to maintain and extend water and sewer infrastructure lifespan.

*"15(1) No proposed subdivision located along or near a water supply or reservoir area or on a flood plain is to be situated:
(a) within 1500 m of the intake for a water treatment plant, or
(b) between the reservoir and a line which may be established by the proper authority for flood control or any other form of protection for a reservoir or water supply."*

The Subdivision Regulations

4.8.2 Sanitary System

The Pinehouse sanitary collection and treatment system handles wastewater from the built up area of the community. The sanitary system consists of gravity flow services and collection mains, precast concrete manholes, and a single force main connecting the main sewage pumping station to the lagoon. Pinehouse has a total of four pumping stations:

- #1: **Parcel N Plan 85PA19511**
- #2: **Parcel P Plan 85A16994**
- #3: **Lot 13 Block 14 Plan 101790390**
- #4: **Parcel DD Plan 101174701**

These sites can be found on Figure 5: Core Area Property Ownership.

The lagoon is located approximately one kilometre west of the built up area of the community on and immediately to the west of **Parcel Q Plan 85PA1895**. The four-cell facultative lagoon was most recently upgraded in 2004. The original two-cell lagoon system was constructed in 1979, and in 2004 two new clay lined cells were added. The primary cell has a septic truck discharge area where effluent from the treatment cell is discharged to the storage cells twice a year. This discharge from the storage cells flows to a low-lying area south of the lagoon.

The 2010 *Waterworks System Assessment* found there were no immediate risks to the sewage system but maintenance will be needed in upcoming years. The report also assessed that the capacity of the system is adequate but will likely require expansion to accommodate long-term future growth, should it meet the projected population increase for the year 2020 indicated in this plan. There are no physical constraints expected to the expansion of the lagoon, should the need arise

4.8.2.1 Objectives

- 1) Ensure the sewage lagoon is maintained in compliance with provincial standards.
- 2) Ensure the provision of efficient sewage service for the health and safety 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 Northern Village where services cannot be economically extended.
- 5) Minimize the cost of expanding sewer infrastructure into areas not easily connected to the existing sewer system.
- 6) Ensure that the lagoon operation and maintenance is conducted in an environmentally sensitive manner.

4.8.2.2 Policies

- 1) Sites not connected to the municipal sewage 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 line pollution control.
- 2) Council will ensure that development effectively utilizes existing sewer infrastructure and does not place 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) The planning and development of sewer services will be based on:
 - a. conformance with environmental regulations;
 - b. the demand for services and the need for upgrading;
 - c. the logical extension of existing services; and
 - d. the financial resources of the Northern Village.

4.8.3 Landfill

The Northern Village of Pinehouse landfill is located on Highway 914 approximately ten kilometres north of the municipal boundary. The landfill was commissioned in 1989 and has a large enough lease area for expansion, remaining a useful landfill for many years as the community grows. Due to the remoteness of Pinehouse, sharing landfill services with other communities or regionalization is not feasible in the immediate future. In the future, there is expected to be more opportunity to reach economies of scale for collection and hauling of materials. Pinehouse will participate where appropriate in discussions of this nature should they arise.

4.8.3.1 Objectives

- 1) To reduce the amount of garbage going into the landfill to lower operational costs and extend its lifespan.
- 2) Encourage the responsible disposal of hazardous waste and potentially hazardous materials.

4.8.3.2 Policies

- 1) Council will promote waste reduction and recycling programs, where possible.
- 2) Council will ensure operation and maintenance of the landfill complies with provincial regulations.
- 3) Council will ensure that lands used for waste disposal or treatment will be monitored to ensure surrounding lands are not contaminated.
- 4) Council will work with organizations, agencies and adjacent municipalities to develop strategies for providing and enhancing effective waste management and environmental protection.

Figure 17: Northern Village of Pinehouse Landfill



4.9 Transportation

Safe, cost-effective transportation systems are at the heart of a well-functioning community and should meet existing and future needs for economic growth, community development and diversification.

4.9.1 Streets and Roads

There are approximately six kilometres (excluding Highway 914) of gravel roadways in the Northern Village. Most properties in the Northern Village have adequate legal or physical access. The surveyed lanes near the shoreline on **Block 5**, and **Block 6 Plan 64PA00975** as seen on Figure 5: Core Area Property Ownership, are undeveloped due to their close proximity to the shoreline.

4.9.1.1 Objectives

- 1) Monitor traffic to ensure traffic signage is adequate and appropriate.
- 2) Construct and maintain sight triangles.
- 3) Ensure new road construction conforms to existing standards.
- 4) Create a transportation network that extends to all areas of the community and provides a safe environment for all road users including pedestrians, cyclists and motorized vehicles.
- 5) Ensure all sites and areas have adequate and appropriate physical access, especially for emergency response purposes.
- 6) Maintain and improve roads, supporting future development plans.
- 7) Promote alternative transportation methods to reduce energy use and air pollution, and increase healthy lifestyles and safety, with access to all developed parts of the municipality.
- 8) Create a road system where location and design promotes safe driving speeds.

4.9.1.2 Policies

- 1) Council will finance new road construction and existing road improvements through a variety of methods including subdivision servicing agreements.
- 2) New roads will be planned and constructed with regard to future land uses, development plans, and the provision of suitable access.
- 3) Developers of new subdivisions will be required to enter into a servicing agreement that prescribes standards for new road construction.
- 4) Council will recognize the specific needs of certain land uses and develop special regulations and policies, including uses such as schools, playgrounds, senior's centres.
- 5) Council will seek the dedication of the rear lane of **Block 5** and **Block 6 Plan 64PA00975** as buffer reserve lands to reduce municipal liability and protect adjacent properties from shoreline hazards.
- 6) Traffic will be monitored to ensure traffic signs are placed at appropriate locations and speed limits are appropriate.
- 7) Council will regulate sight triangles in the Zoning Bylaw to improve sightlines and safety at Northern Village intersections.

4.9.2 Highways

The Northern Village of Pinehouse is accessible from Highway 914. The highway is classified as a nine-month primary weight highway, and in April, May and June it is classified for secondary weights only. Highway 914 is accessed from Highway 165 (located 47 kilometres to the south), also another nine-month primary weight highway. Highway 165 extends from the Northern Village of Beauval to Highway 2, south of the Town of La Ronge to the east, and connecting with Highway 155 from the Northern Village of Green Lake to the west. Pinehouse is the only municipality located on Highway 914 where the highway continues north to Key Lake Mill.

Regional Area Transportation Planning Committees are a mechanism to participate in dialogue about highway infrastructure investment in the north. The Northern Village is within the North North West Transportation Planning Committee Area. The Committee's purpose is to provide the Ministry of Highways and Infrastructure (MHI) with strategic recommendations about infrastructure investment based on the social and economic goals of the region.

4.9.2.1 Objectives

- 1) To participate in activities and dialogue with appropriate ministries that improves the quality of the local and regional highway transportation system.

4.9.2.2 Policies

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

4.9.3 Air Travel

Pinehouse Lake Airstrip (Airport Code ZPO) is a registered aerodrome located on **Parcel S Plan 84PA14440** shown on *Exhibit 1: Northern Village of Pinehouse Current Land Use* at the north end of Natomagan Road that travels northward from the built up area. The aerodrome is owned and operated by the MHI. The 24 hour runway is 3000 feet long and 65 feet wide with a treated gravel surface. Annual aircraft movements are estimated at 1600. The airport is a valuable asset to the community's growth and quality of life.

Figure 18: Aviation Council Recommended Upgrades, 2008

Community	General Information	Annual Aircraft Movements	Aircraft Based at Airport	Annual Operating/ Maintenance Costs	Capital Upgrades Required
Pinehouse	Used to transport mine workers, tourism, and Medevac services	1,600	0	\$55,954	\$17.4 M

Source: Saskatchewan Aviation Council.

The airstrip cannot expand in length due to physical constraints of its location: to the north is muskeg and to the south is a built up area of the community. The airstrip is very close to the community and is adjacent to the desired future residential development area. The small size of the airstrip and the large area for potential development on **Parcel FF** does not limit residential expansion north of the existing built up area of the community. When **Parcel FF** is developed, measures must be taken to minimize any potential land use conflicts between residential uses and aircraft movement.

There is no permanent float plane base in Pinehouse and the public docks or beach provides access for this aircraft when it travels to the community.

4.9.3.1 Objectives

- 1) Work with MHI to maintain a safe vehicular route to the airport.
- 2) Accommodate desirable residential development and expansion in the lands adjacent to the airstrip and mitigate the negative impacts of potentially conflicting uses.

4.9.3.2 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 work with Ministry of Highways and Infrastructure and support appropriate development at the airstrip site which maintains and improves operations.
- 3) Council will work with the Ministry of Highways and Infrastructure to identify future air transportation needs of the community as it grows.

Pinehouse Airport



5 PLAN IMPLEMENTATION, TOOLS, AND POLICIES

This OCP establishes the policies that are expected to meet anticipated future growth within the financial and servicing capacity of the Northern Village. 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.

The orderly and sustainable development of a community relies upon the strong policy basis that this OCP provides. The Zoning Bylaw will assist the implementation of this plan through regulation of physical development within the municipality.

5.1 Zoning Bylaw

Subsequent to the policies within this OCP, the Zoning Bylaw will control the use of land. The Zoning Bylaw establishes and prescribes uses and regulations for distinct zoning districts. Regulations will vary in each district but the policies and provisions will be consistent with this OCP.

5.1.1 Minor Variances to the Zoning Bylaw

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

"(a) A minor variance may be granted for variation only of:

- (i) The minimum required distance of a building from the lot line; and*
 - (ii) The minimum required distance of a building to any other building on the lot;*
- (b) the maximum amount of minor variance ... **must not exceed a 10% variation of the bylaw requirements...***

Section 60 (1) of the Planning and Development Act, 2007

5.1.2 Rezoning of Land

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

- 1) Conformity to this OCP.
- 2) Suitability of the site for the proposed development.
- 3) Compatibility of existing adjacent land use.
- 4) Provision of dedicated lands as may be required for subdivision.

- 5) The Northern Village physical and financial capability to support development.
- 6) The adequate provision and timing for development of municipal services.
- 7) The completion of a servicing agreement for onsite and offsite services.

5.1.3 Contract Zoning

The Northern Village 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.

- 1) The following guidelines and procedures will apply to all contract zoning agreements:
 - a. The proposal is in conformance with the policies of this OCP.
 - b. The contract zoning application will provide to Council:
 - i. Site plans showing lot lines, easements, right of ways, streets, driveways, parking areas, building locations, landscaping and topography;
 - ii. Blueprints of any proposed new development or additions or major alterations to existing structures; and
 - iii. A written description describing the proposed development including proposed uses on site, traffic generation, and required municipal servicing.
 - c. 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.
 - d. 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.
 - e. Council may only formally enter into the agreement for rezoning following the public hearing.
 - f. Final reading of the zoning bylaw amendment shall only be given after the contract zoning agreement has been entered into.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) Council may require a performance bond from a proponent prior to the finalization of an agreement to assure the implementation of that agreement.

5.2 Subdivision and Concept Plans

The Northern Village 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:

- 1) Preliminary plans for proposed development.
- 2) The phasing of development.
- 3) Street and lot layouts, land use, and density of development.
- 4) 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:

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

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

5.4 Development Levies and Agreements

The Northern Village may pass a Development Levy Bylaw to be able to use development levies for the purpose of recovering all or part of the Northern Village actual costs as permitted in section 169 to 170 of the PDA. Development Agreements may be required in accordance with section 171 if the PDA.

5.5 Building Bylaw

In accordance with section 7 (1) of *The Uniform Building and Accessibility Standards Act*, the Northern Village will ensure that building construction is regulated so that new construction is physically

acceptable and meets minimum safety requirements. A building bylaw controls the minimum standard of construction through the issuance of permits.

5.6 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:

- 1) Facilitate urban development including public facilities.
- 2) Provide affordable housing.
- 3) Facilitate the relocation of non-conforming uses.
- 4) Establish lot prices based on the recovery of development cost.

5.7 Capital Works Program

In accordance with section 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 the 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 in 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 structures such as roads, and water distribution systems. The 5-year planning term aids the Northern Village in identifying and prioritizing projects based on their expected benefits to the community, their financial capacity, and where outside funding sources are available or should be sought.

5.8 Asset Management

Asset management is an integrated business approach involving 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:

- 1) Develop and maintain asset inventories of municipal infrastructure.
- 2) Reduce the overall life cycle cost of infrastructure.
- 3) Provide risk assessment of the infrastructure system.

- 4) Identify critical assets and the impacts with a loss of service.
- 5) Maintain and manage infrastructure assets at appropriate service levels.
- 6) Monitor standards and service levels to ensure that they meet community goals and objectives.
- 7) Establish infrastructure replacement strategies through the use of full life cycle costing principles.
- 8) Financially plan the maintenance of assets to deliver appropriate service levels and extend the useful life of assets.
- 9) Establish stable, long-term budgeting processes to replace, renew or decommission assets.
- 10) Incorporate asset management into other corporate plans.
- 11) Report publically the status and performance of implementing asset management policies.

5.9 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:

- Where or who is this about?*
- What is the current context or conditions of the task objective?*
- What OCP, Zoning Bylaw, and other municipal bylaws or policies apply here?*
- Who are the stakeholders?*

- *Can this be done through inter-municipal cooperation?*
- *How will the community be engaged in this task or issue?*
- What is the objective of this task?*
- What is the Committee's role in this?*
- What additional background information/analysis is needed?*
 - *Does the Committee need to seek outside expertise? What exactly will they provide?*
- What will this task cost?*
 - *Are there grants and/or outside help available?*
- How will this task be completed?*
 - *Committee or contractor procedures should be monitored and recorded.*
- How will the results/recommendations of the report be implemented?*
 - *Is this feasible for the Northern Village?*
- Does this report/issue need to be reviewed in a specific period of time?*
- What should be avoided?*

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

- Capital Works Plan: mandatory 5-year capital planning document estimating capital costs and expected sources of funding for each capital work.*
- Title and land transfer processes: documentation of work with ENV for title and subdivision processes when facilitating residential expansion into **Parcel FF**.*

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:

- Asset Management Plan: inventory and planning document for integrated management of infrastructure expenditure.*
- Public Works Management Plan: multi-year plan for the maintenance needs of public works.*
- Flood Hazard Level Study: gathering and analysis of empirical data determining the elevation with a probability of a 1 in 500, or 0.2% chance of a flood happening in any given year, including maps.*
- Parks, Open Space and Recreation Master Plan: strategic planning document for maintenance and investment in the municipal parks and recreation amenities.*
- 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.*

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:

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

Abbreviations

MCRHR	Mawawetan Churchill River Health Region
MHI	Ministry of Highways and Infrastructure
M.W. School	Minahik Waskahigan School
NLSD	Northern Lights School Division No. 113
NSAD	Northern Saskatchewan Administration District
OCP	Official Community Plan
PBN	Pinehouse Business North Corporation
PDA	Planning and Development Act, 2007
RCMP	Royal Canadian Mounted Police
SHC	Saskatchewan Housing Corporation
SPI	Statements of Provincial Interest
WTP	Water Treatment Plant

Definitions

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

Administrator – the Administrator of the Northern Village of Pinehouse.

Applicant – a developer or person applying for permits regulated by the Zoning Bylaw.

Approving Authority – the Saskatchewan Minister of Government Relations.

Biodiversity –refers to the total of all plants, animals, fungi and micro-organisms present in that area, including all of their individual variations and all of the interactions between them.

Building – a structure used for the shelter or accommodation of persons, animals, or personal property.

Building Bylaw – a bylaw of the Northern Village of Pinehouse that regulates the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

Building Permit – a document issued by the Development Officer of the Northern Village of Pinehouse authorizing the holder to construct a building of a particular kind on a particular lot, or authorizing the alteration, repair, relocation, demolition, or change of use for all or part of the building or structure.

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

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 capital of a community.

Council – the Northern Village of Pinehouse elected Council and Mayor.

Culture and Heritage Resources - a structure, site or 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.

Development Officer – an individual hired by the Northern Village of Pinehouse to review proposals in the context of the *Zoning Bylaw, 2013*, or to enforce the regulations set forth in the *Zoning Bylaw*.

Development Permit – a document that is issued by the Development Officer of the Northern Village of Pinehouse authorizing a development on a specific parcel of land, but does not include a building permit.

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.

ENV or Ministry of Environment – the Saskatchewan ministry responsible for duties related to management of Crown lands and the natural environment; the provincial agency that acts as authority in the matters of environment within provincial jurisdiction.

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.

Infill Development - building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning our cities to be environmentally and socially sustainable.

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

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

Landscaping – the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site, or to provide a visual screen consisting of any combination of the following elements:

1. Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass, and ground cover; or
2. Hard landscaping consisting of non-vegetative material such as concrete, unit pavers, brick pavers, or quarry tile, but does not include shale or asphalt.

Mayor – the elected Mayor of the Northern Village of Pinehouse.

MCRHR or Mamawetan Churchill River Health Region – the provincially designated coordinating agency for the provision of health services in the region that encompasses the Northern Village of Denare Beach.

Municipal Vision – a statement that outlines what the municipality aspires to, and how it wishes to operate; a long-term view of what the municipality wishes to achieve in the future.

Northern Municipalities Act, 2010 – a provincial act respecting Local Government in Northern Saskatchewan.

OCP or Official Community Plan – document formally adopted by a Municipal Council to provide a comprehensive policy framework to guide the physical, economic, social, and cultural development of, or any part of, the municipality over a long-term horizon.

Permitted Use – use or form of development allowed as of right in a zoning district, subject to the regulations contained in a zoning bylaw.

PDA or Planning and Development Act, 2007 – a Saskatchewan provincial statute respecting planning and development in municipalities.

Public Parks – development of land specifically designed or reserved for the active or passive general use by the public, and may include hard or soft landscaping, playing fields, buildings or other structures that are generally consistent with the purposes of the parkland; typically used for picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features.

RCMP or Royal Canadian Mounted Police – the federal law enforcement agency.

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.

Shoreline – the edge of a body of water; also referred to as lakeshore, beach, or lakefront.

Sight Triangle – a regulated triangular setback for any structures at an intersection to ensure road user visibility and safety; formed by a measured distance 6.1 m (20 ft) from the meeting point of two roads and a third line completing the triangle.

SPI or Statement of Provincial Interest – pursuant to the *Planning and Development Act, 2007*, a set of identified interests and associated regulations of the province that provide a regulating framework for planning and development decisions for the Province of Saskatchewan; represents advice given to municipalities by Municipal Affairs.

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

Water Supply – the location within the municipality in which the Northern Village of Pinehouse attains its municipal drinking water.

WTP or Water Treatment Plant – the municipal building and infrastructure contained therein that provides potable water supply for the serviced areas of the Northern Village of Pinehouse.

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 requirements or regulations, or combinations thereof govern the use, placement, spacing, and size of land structures.

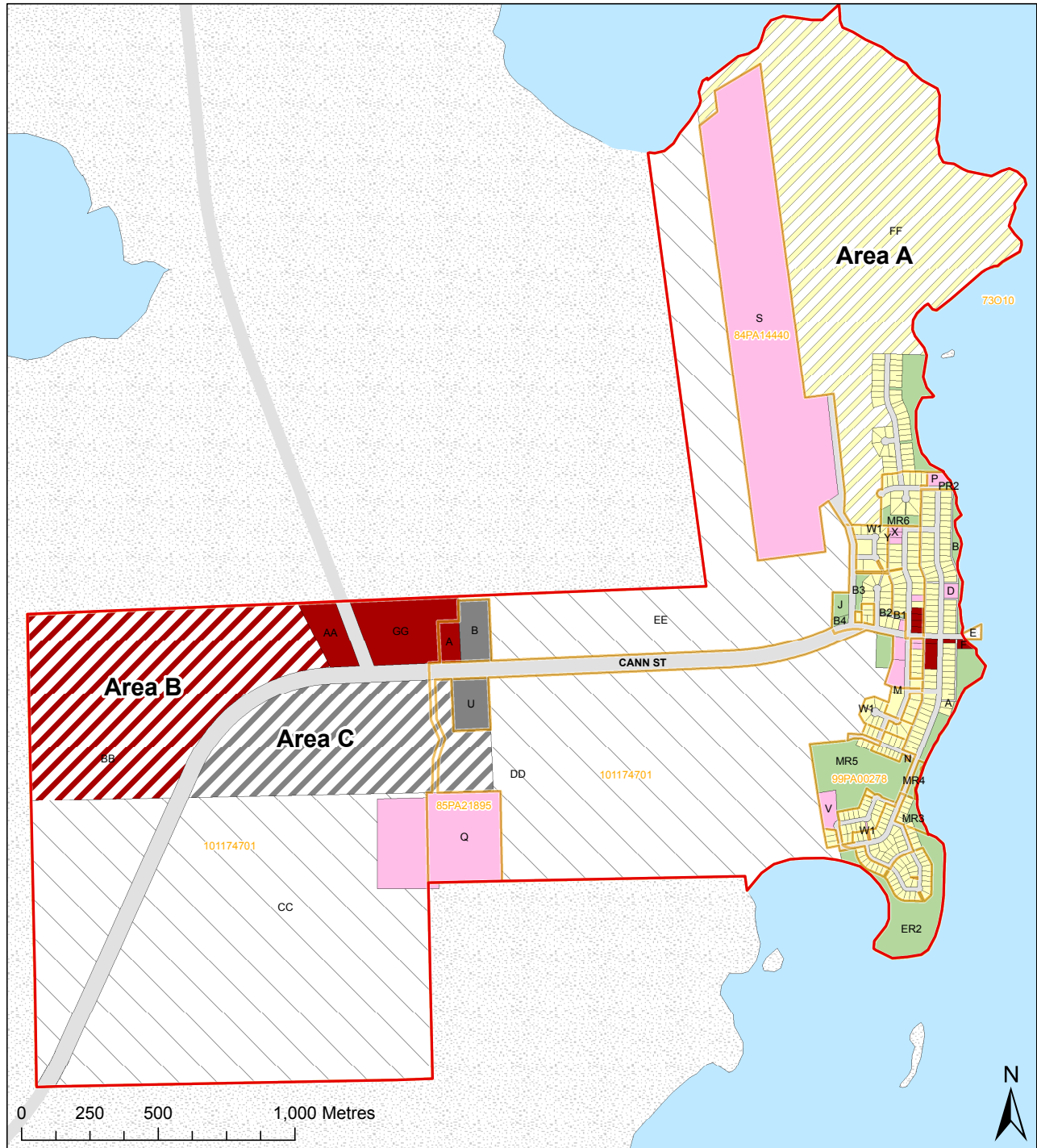
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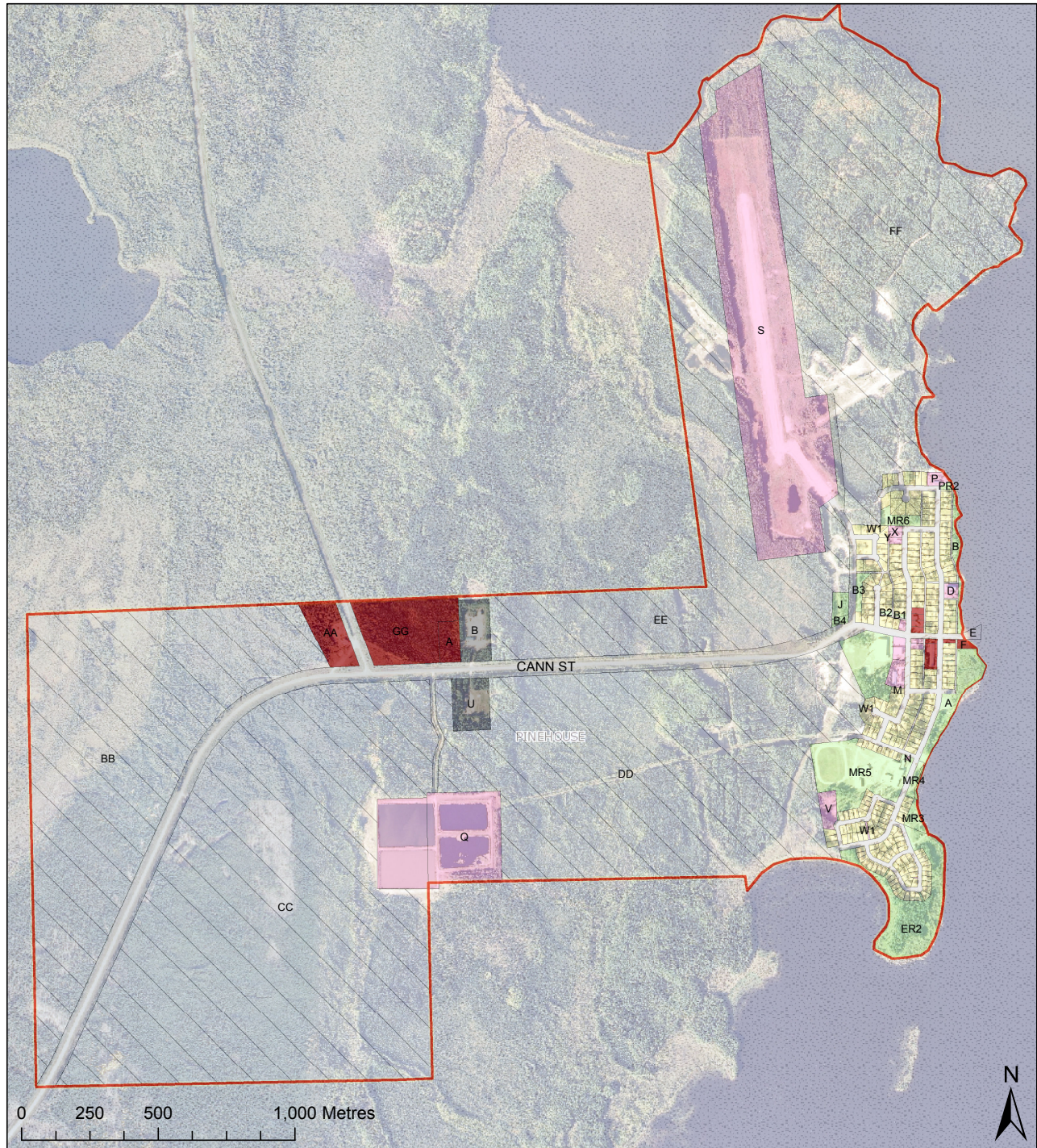
Original photos by S. Yvonne Prusak & Abby Besharah

Map 1: Northern Village of Pinehouse Future Land Use












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|-----------------|--------------------------|-------------|---------------------------|--------------|
| Land Use | Residential | Residential | Municipal Boundary | |
| | Commercial | Commercial | | Road |
| | Industrial | Industrial | | Water |
| | Public Services | | | NSAD |
| | Recreation | | | Plan Numbers |
| | Future Urban Development | | | |

Exhibit 1: Northern Village of Pinehouse Current Land Use



Land Use

- | | |
|---|--|
|  Residential |  Public Services |
|  Commercial |  Recreation Space |
|  Industrial |  Future Urban Development |

- | |
|--|
|  Municipal Boundary |
|  Road |
|  Water |