

2015

Town of Wolseley

Official Community Plan



THE TOWN OF WOLSELEY

Official Community Plan BYLAW NO. 1-2015

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the Town of Wolseley hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this _____ day of _____ 20__

Read a second time this _____ day of _____ 20__

Read a third time and passed this _____ day of _____ 20__

MAYOR

SEAL

ADMINISTRATOR

THE TOWN OF WOLSELEY

OFFICIAL COMMUNITY PLAN

SCHEDULE “A” to BYLAW NO. 1-2015

MAYOR

SEAL

ADMINISTRATOR

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Professional Planner

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Section 1: The Official Community Plan

1.1 Introduction

The community of Wolseley celebrates the completion of its inaugural plan, the Town of Wolseley Official Community Plan, hereinafter referred to as the OCP or the Plan. This Plan is a voluntary effort, formed to assist the Town with growth and development challenges and opportunities to sustain and retain current community services and business activities which meet the economic and social needs of the current and future population.

The opportunity exists to promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, protect sensitive environmental areas, and to develop strategies which support community revitalization and population growth. There is the potential to plan and provide for the best possible mix of activities, services, and land uses for the greater community.

This Plan functions as a day-to-day management guide which provides over-arching policies for the Town of Wolseley. The Town is encouraged to establish an open communication network throughout the area. The policies in this Plan are not “static” and several key initiatives, as outlined in the Action Plan Section, are recommended to develop a comprehensive land use plan for the Town.

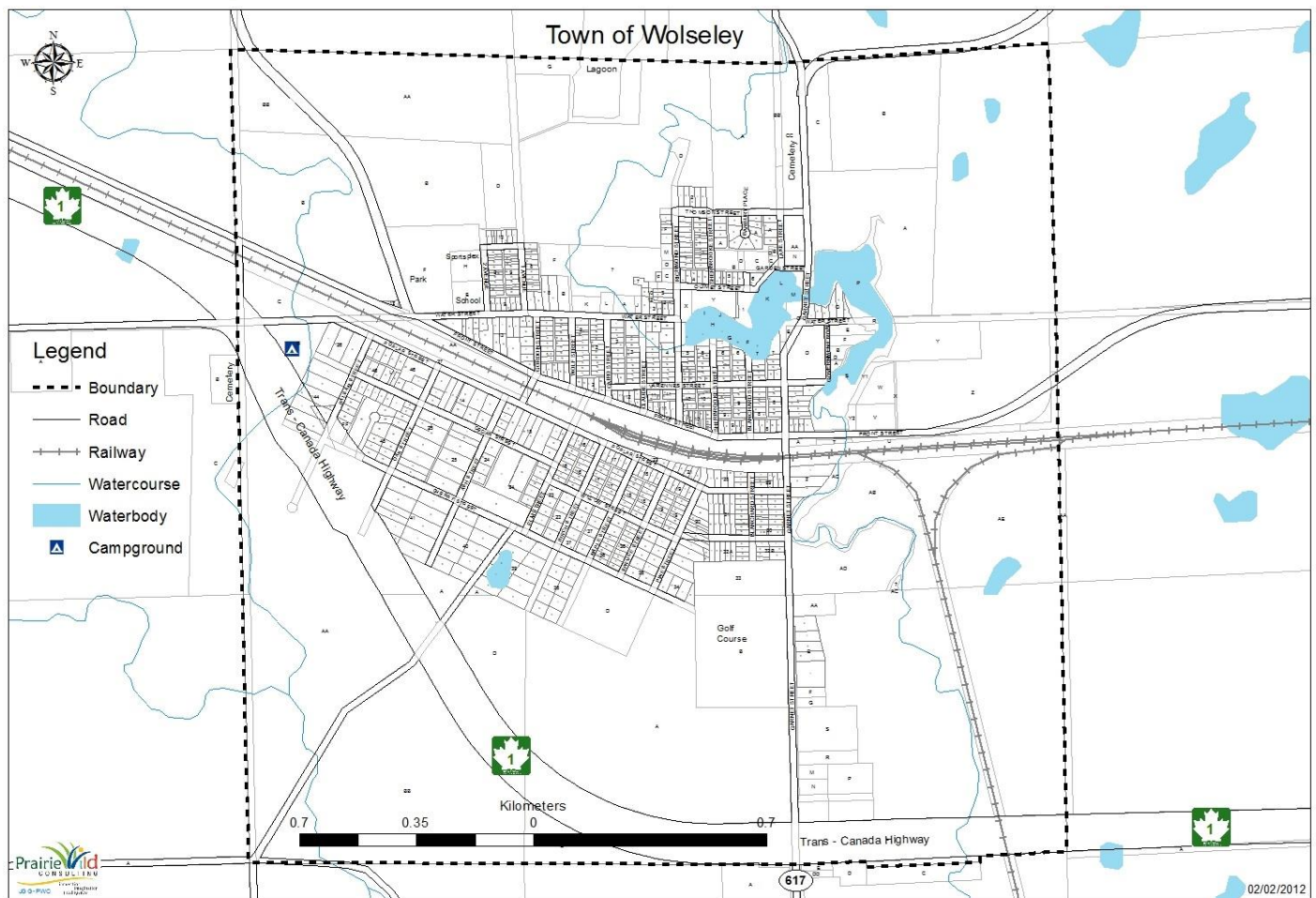
1.2 The Town of Wolseley

The Town of Wolseley was first incorporated in 1898 and has historic and cultural characteristics that can be seen throughout the community and still remain today. These community assets continue to tell the story of the early beginnings of Wolseley and include many heritage homes, the first Beaver Lumber, churches, former Provincial Court House, Banbury House Inn, the Opera House, Museum, and Fairly Lake.

Wolseley is a growing community, with a 2011 Census population of 864¹. The Town is located on the Trans-Canada Highway and resides on Treaty 4 territory. Community residents are friendly and welcoming to new people and visitors. There is a strong community spirit and volunteerism within Wolseley that contributes to the overall well-being and quality of life in the community. A number of services and amenities are offered in the Town including though not limited to a variety of businesses, health care, education, indoor and outdoor recreation, arts and culture, and community events.

¹ Census of Canada. 2011. *Community Profiles*. Accessed June 24, 2013. <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4705024&Geo2=CD&Code2=4705&Data=Count&SearchText=Wolseley&SearchType=Begins&SearchPR=01&B1=All&Custom=&TABID=1>

1.3 Map of Wolseley



1.4 Enabling Legislation

The Planning and Development Act, 2007, and the *Statements of Provincial Interest (SPI)* provide the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items as future land use, development and other matters of community concern. This Plan is intended to guide the Town for a period of twenty to twenty-five years.

1.5 Beyond Legislative Authority

The Town of Wolseley Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders, and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process and their direct correlation to sustainable growth, which is considered a priority by the community.

1.6 Purpose of the Town of Wolseley Official Community Plan

An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act, 2007* states:

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.

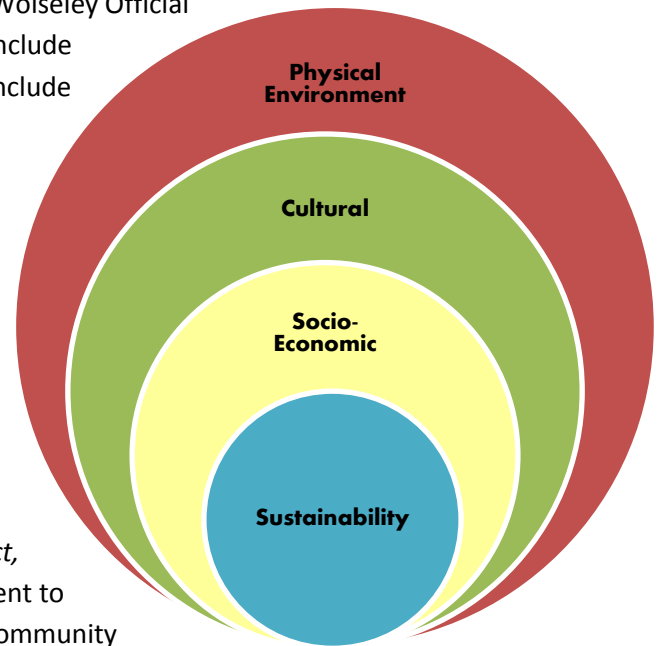
The Planning and Development Act, 2007, and Statements of Provincial Interest provide the legislative framework for the preparation and adoption of the Town of Wolseley Official Community Plan. Items addressed in a comprehensive plan include future land use and development. In addition, this Plan will include provisions for administration, amendment, and repeal of the Plan.

The Town of Wolseley Official Community Plan is intended to guide the community to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting development practices that are compatible with the land base and environment in the Town.

The Town shall in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the Town of Wolseley Official Community Plan. The Plan responds to the requirements of the Act by providing policies based upon “Community Goals.” The day-to-day decisions based upon these goals, objectives, and the policies in this Plan are intended to promote orderly and sustainable development.

Wolseley supports the coordination of development initiatives within the community and further to work on a district-wide basis to collaborate regionally into the future. Findings from the consultative processes, together with technical research, have focused the Plan on the potentials and issues residents and land owners identified that are important for the future of the community, notably the need for collaborative planning and greater certainty when it comes to land uses. There is the opportunity to take an inter-municipal approach to:

- Attract new residents and businesses to the Town and surrounding area to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location of the Town, community assets; and
- Market economic opportunities and natural features- recreational, lakes, commercial, and industrial development.



1.7 Format of the Plan

Section 1

An Introduction to the Official Community Plan, providing some general background information and guidance.

Section 2

Community voice and engagement process. The vision, goals, general planning principles of the Community.

Section 3

General land use policies to guide the overall use, planning and development of land in all areas of the Community.

Section 4

Implementation, action planning and the administrative tools and legislative supports available for Council to administer the Official Community Plan are highlighted.

The Policies of the Plan are action statements intended to address particular issues and advance the Town towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in the Plan.

Future Land Use Map: One of the key aspects of the Plan is to provide an overall future land use and development concept for the Town of Wolseley. The “Future Land Use Map” (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resources areas, natural attributes, and man-made features.

Reference Maps: A series of reference maps attached in Appendix “B” provide supplementary information. ~~These maps may be updated periodically by resolution of Town.~~ All Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plans: To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. An Action Plan template for the Town has been included in Appendix “E” to provide space to insert key action items that will need to be completed to help the Town achieve the goals outlined in the Plan. Each action item will relate to policy statements included in the Plan and will require the action items be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

1.8 Guiding Growth in the Town of Wolseley

This Plan encourages some degree of change in the community to promote development opportunities. Guiding future population growth to support social-economic development in Wolseley is needed to assure a better future for the area. A dynamic community requires a strategy to successfully promote

agricultural diversification, business enterprises, job creation, recreation amenities, and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community includes employment, tax revenue, support for local business, as well as other economic and social opportunities.

The Town of Wolseley Official Community Plan, and corresponding Zoning Bylaw, will be utilized as tools to promote the community while also ensuring the local way of life and natural environment will be preserved for future generations.

Section 2: Community Voice and Engagement

2.1 Community Engagement

Community engagement was an important component of the planning process and an overall contribution to the Wolseley Official Community Plan. Writing local policy based on local wisdom and experience is one of the most valuable sources of information.

During the planning process, community members, business owners, stakeholders, seniors and youth were invited to share their local wisdom and experience to help plan for the future of the community. There were a number of community meetings, focus groups, informal and formal meetings, and events and conversations that occurred in order to capture information that was used to define the Town's vision, goals, objectives, and policies regarding key topics such as: land use potential, recreational amenities, ecologically sensitive lands, residential, transportation, infrastructure, inter-municipal relationships and other key policy areas.

In addition to the planning process, Wolseley was one of four communities selected to participate in the Main Street Saskatchewan Demonstration Project. Community engagement was held concurrently to engage participants and inform both processes.

2.2 Community Engagement Approaches Utilized

The process for creating this Official Community Plan and the facilitation design utilized is based on best practices and is intended to ensure opportunity for community capacity-building and quality results to be achieved within the given time and resource parameters.

The following facilitation principles were followed:

- Every system works to some degree; seek out the positive and appreciate the “best of what is”;
- Knowledge generated by the inquiry should be applicable; look at what is possible & relevant;
- Systems are capable of becoming more than they are and they can learn how to guide their own evolution – so consider provocative challenges & bold dreams of “what might be”; and
- The process & outcome of the inquiry are interrelated and inseparable, so make the process a collaborative one (Cooperrider & Whitney, 1991)².

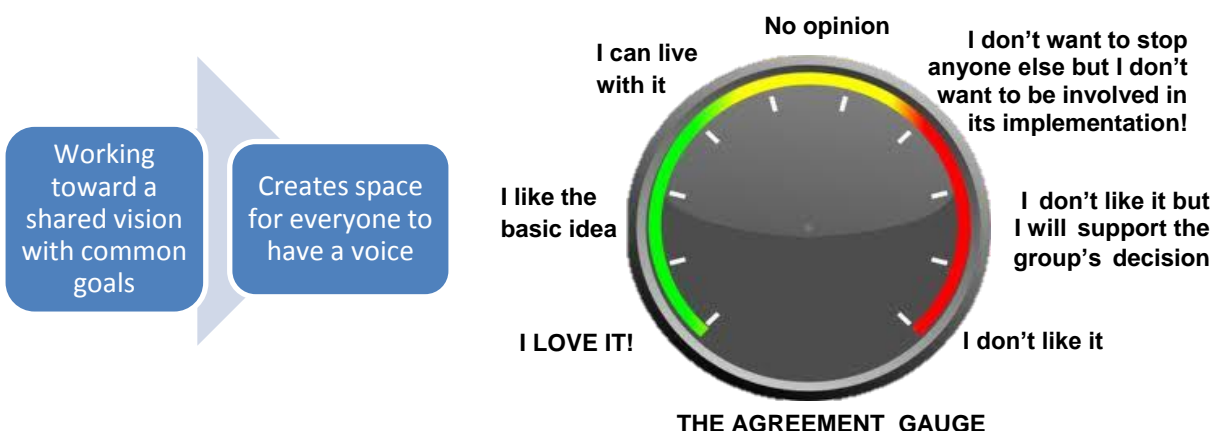
As part of the facilitative process, the following roles were outlined at each meeting and shared with participants at the beginning of the community engagement session. These roles were built upon as the process moved forward.

² Cooperrider, D.L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.

Facilitative Planners	Participants
<ul style="list-style-type: none"> • To prepare the process for the planning sessions and to prepare the draft plan with the community. • To ensure everyone has an equal opportunity to participate. • To help the community move through the process in a timely manner. • To utilize our technical skillset to work with you to prepare your local planning tools. 	<ul style="list-style-type: none"> • To participate and provide input into the planning process. • To keep an open mind and participate in individual and group exercises. • To dialogue and provide suggestions and direction for improvements and next steps. • To trust our views are important and respected as an essential part of our success.
<p>Together, for all of us to learn something new, have fun and share with others the work we are collectively doing to prepare this plan.</p>	

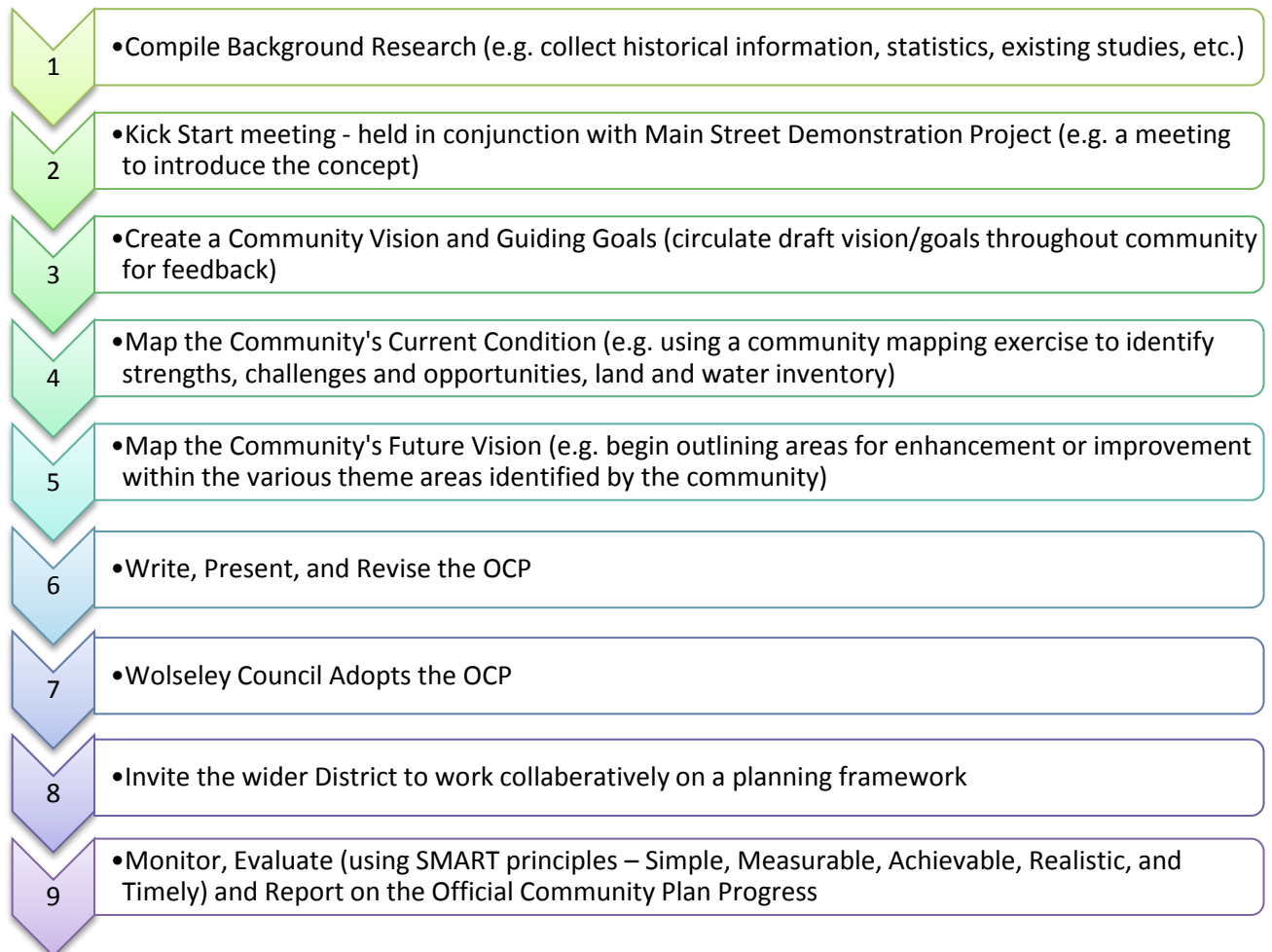
Decision Making Model

- To ensure that everyone had the ability to have a voice and participate equally, a collaborative decision-making model was utilized to make decisions throughout the process and the long term. This model is based on allowing all range of opinions to be heard, from: *I like it, I like the basic idea, I can live with it, no opinion, I don't want to stop anyone else but I don't want to be involved in its implementation, I don't like it but will support the group decision.*
- The idea is to create an open space where everyone can voice their opinions and be heard throughout the process. This model guides the community to create a shared vision that everyone can live with.



Town of Wolseley's Planning Process Framework

The OCP framework provides actual policies and tangible targets, measures, and outcomes to drive subsequent and on-going actions, programs/services and further policy direction. The OCP was conducted through the utilization of a 9-step process.



2.3 Foundations for Success

Over the course of the process, the Town of Wolseley, along with three neighbouring communities that were also involved in a cultural planning process (Indian Head, District of Katepwa and Fort Qu'Appelle) came together to develop a set of guiding foundations to ensure success in making decisions collaboratively. The following values were compiled from the community engagement processes.

- ❖ Communication is important
- ❖ Remain open to new ideas
- ❖ Discussion and listening
- ❖ Sharing ideas
- ❖ Group participation
- ❖ Laugh and have fun
- ❖ Humour
- ❖ Think positively
- ❖ Shifting judgement to curiosity
- ❖ Movement and comfortable atmosphere
- ❖ Working towards a common goal
- ❖ Creativity
- ❖ Snacks and refreshments
- ❖ Comfortable chairs

2.4 Wolseley Community Vision

Below is the vision for the Town of Wolseley. Through the Main Street and Planning processes, community members, business owners, stakeholders, and municipal leaders came together to create their community vision statement. It is written for a 25 year horizon, in the present tense and in a positive tone. It is reflective of where the community wants to be in the future.

In 2040...

Wolseley is a cultural oasis that is beautiful by its presence around Fairly Lake, with a population between 2000 and 4000. The community includes people at all stages of life who are involved in the cultural, social, and economic betterment of the community for present and future generations.

This community respects and works to revitalize its historic buildings and its horticultural heritage inherited from the Canadian Pacific Railway's contribution to the Town. Wolseley recognizes its locational advantage and offers residents and visitors an enriched experience of a hospitable and vibrant rural town. Wolseley is a place where one feels at home.

2.5 Community Goals

The community has developed goals for various areas related to the community. These are included below.

Community Development: Embracing local stewardship and encouraging networking opportunities amongst and between community members, community based groups, organizations, local committees, and Town Council and Administration.

Economic Development and Tourism: Marketing Wolseley's unique attributes in addition to other features in surrounding communities and district through joint tourism initiatives.

Preservation: Maintaining the community's traditional character as the Town grows and revitalizing the built and natural heritage residing within Wolseley.

Recreation: Enhancing existing cultural and recreational amenities and creating new opportunities for recreation such as boating activities, swimming, upgrade of sports fields, and re-purposing of the Wolseley Court House.

Inter-Municipal and Regional Cooperation: Building regional capacity and working collaboratively with First Nation communities and surrounding municipalities on joint initiatives related to social, cultural, economic, and sustainable aspects.



Section 3: Town of Wolseley – A Look Forward

3.1 General Policies

In managing growth and development in the Town of Wolseley, the Town will undertake comprehensive and integrated long-term planning to ensure that developments are compatible with the landscape quality and character of the area, and can be sustained by service levels and meet the requirements of *The Planning and Development Act, 2007* and the *Statements of Provincial Interest*.

Objectives

- ❖ To promote orderly arrangement and compatibility of land uses within the community.
- ❖ To ensure growth and development maintains public safety and access requirements.
- ❖ To identify areas that can support a variety of types of development.
- ❖ To explore service delivery options that are financially viable for the Town.
- ❖ To ensure future development within the Town does not have negative impacts on water quality, environmental resources, and sensitive areas.
- ❖ To minimize the risks of flooding, erosion, instability, and other physical hazards within the Town.
- ❖ To work with surrounding municipalities and First Nation communities to continue discussions and coordinate compatible and sustainable development.

General Policies

- .1 The Town shall have a sustainable form, mix of uses and densities that allow for efficient use of land, infrastructure, and public facilities. This Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term needs for the community.
- .2 The Town will achieve an orderly, efficient land use pattern which will be developed and serviced in appropriate phases. This Plan strengthens and maintains the small town character through policies and provisions.
- .3 Sustainable policies and sustainable building design criteria with the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water, and water reduction strategies will be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.
- .4 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape, and vegetation. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in

service provision, recognize significant features, and reduce access connections to provincial roads and highway to minimize disruption to traffic flow.

- .5 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 shall be prohibited. If the development of new buildings or additions is approved in the flood fringe, flood-proofing to an elevation of 0.5 meters will be required. Flood prone areas in the Town of Wolseley are identified on the Future Land Use Map in Appendix “A” and Potential Flood Prone Areas Reference Map in Appendix “B.”
- .6 The Saskatchewan Water Security or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- .7 Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- .8 When reviewing applications for development, consideration shall be given to the proposal’s conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .9 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, resource based, tourism, recreational, commercial, industrial, and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- .10 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques, and impacts on municipal servicing shall be considered when reviewing all developments as to compliance with the Plan.
- .11 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate development activities.



- .12 Clustering development to adjacent built-up areas shall be encouraged, as well as considerations for compact form, mixed uses, and densities that allow for efficient use of the land, infrastructure, and public facilities. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts relating to drainage, landscape, and/or other natural conditions.
- .13 In managing development within the municipality, the Town shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.
- .14 Servicing agreements may be required at the time of subdivision to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development Levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.
- .15 Land development shall also be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided or rezoned, or similar sites in adjoining developments.
- .16 Future subdivision and development shall be in accordance with this Plan. Major deviations to the Plan design and policies shall require an amendment to this Plan. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the municipality that the proposed development would maintain the overall intent of the OCP policies.



3.2 Community Engagement

The planning process was done through an open and transparent process, bringing community members together to plan for the future of their community. Working cooperatively with the community, the Town would like to improve communications in order to build stronger relationships amongst citizens.

Objectives

- ❖ To promote cooperation and communication among all residents, businesses, and organizations.
- ❖ To continue to engage the public in community initiatives.
- ❖ To organize annually meetings of community committees and organizations to share ideas and information.
- ❖ To build relationships and trust with community members, organizations, and groups.
- ❖ To share and promote local and regional events, committees, and organizations through various communication methods.

General Policies

- .1 The Town shall work with community members, committees and organizations to communicate events and other initiatives through methods such as print, web-based, radio, open forums, and social media.
- .2 The Town's newsletter and Mushroom Community Bulletin Board are two ways to communicate with community members. These shall be maintained and the use of them shall be encouraged.
- .3 The Town will strive to enhance local communication through an open and transparent process which brings the public together with municipal officials. An annual meeting may be hosted to communicate and share information between the public, municipality, and community organizations.
- .4 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural, and environmental issues.
- .5 Review of the Official Community Plan and Future Land Use Map shall be done consistently every five (5) years to ensure policy statements and future land use potentials are current and reflective of the community. The community shall be invited to participate in this process.
- .6 The Town shall initiate and encourage discussions and collaborate with neighbouring municipalities and First Nation communities on local and district events, programs, and initiatives.

3.3 Residential Land Use

Wolseley provides a mix of housing, with some housing stock from the early twentieth century. Residents and visitors are able to view these historic homes by self-guided driving or walking tours, or participating in the Heritage Tour with a local guide. Some of the historic homes have been converted into bed and breakfasts.

There are also newer homes within and throughout Town. A mix of rental, affordable and senior's housing is provided and supported in the community. There is opportunity for infill development and expansion. Continuing to support a wide range and mix of housing and accommodations is important to the Town.

Objectives

- ❖ To support the development of a variety of housing styles and options.
- ❖ To ensure historic homes are maintained and new residential development considers the aesthetics of the surrounding area.
- ❖ To encourage multi-unit and affordable housing.
- ❖ To ensure the use of existing infrastructure when considering new residential development.
- ❖ To promote the development of available residential lots.
- ❖ To be environmentally conscious when considering areas for new residential development.
- ❖ To maintain and promote the existing bed and breakfast homes as another type of accommodation and as an economic contributor to the Town.

General Policies

- .1 The Town shall support a mix of residential development that does not compromise the historic characteristics of Wolseley. Residential shall include a mix of entry-level rental options, affordable housing, multi-unit, single and family housing, and senior-living options.
- .2 The historic homes are valued in the community and shall be preserved in the future. Maintaining them as part of the Wolseley Heritage Tour shall be encouraged.
- .3 Development of new residential will be guided by the policies within this Official Community Plan and the Future Land Use Map (Appendix "A") to ensure compatible land uses. Specific regulations for residential development are provided in the Zoning Bylaw.

.4 Developments shall preserve and integrate with natural features in the community including vegetation, trees, topography, streams, and natural drainage patterns.

.5 The Town shall encourage and promote infill residential before expanding into new areas in order to utilize and capitalize on existing infrastructure.

.6 New residential areas or areas that are rezoned for residential use shall have regard to:

- a. Compatibility of adjacent uses;
- b. Avoidance of environmentally sensitive or hazardous areas;
- c. The ability of the Town to provide cost-effective municipal services;
- d. The impact on financial and capital planning by the Town of Wolseley;
- e. Zoning, subdivision design, street layout, and site-planning;
- f. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and,
- g. Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.



.7 Park space, trails, and other amenities shall be linked and integrated in new residential areas.

.8 Rental housing and multi-unit options will be encouraged to mitigate the shortage of rental accommodation. The Town may provide an incentive to developers providing such types of residential in the community. These types of dwellings will be encouraged on sites that are compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw.



.9 Higher density development shall be encouraged in order to improve the sustainability of the community and to meet market demands. Such developments shall be appropriately located within proximity to local services, public domain space, and commercial facilities.

- .10 Mobile homes shall be accommodated when they can be effectively integrated with other types of dwellings within the Town. Mobile homes will be regulated by the Zoning Bylaw and must meet the requirements of the Canadian Standards Association.

Affordable Housing

- .11 The Town shall support affordable housing by:
- Integrating opportunities for such development within existing and proposed residential areas;
 - Assisting in the development review process; and
 - Participating in affordable housing projects where appropriate and within financial capabilities.
- .12 Affordable housing will be supported by the Town through investigation of subsidized options or incentives to draw new residents to the communities. Funding, grants, or conditional funding from orders of government and agencies to support affordable housing may be pursued.

Senior Housing

- .13 Existing senior housing within the Town shall be maintained and new senior living options shall be encouraged.
- .14 Senior or special needs housing shall be located near community amenities and services to provide better access for those with reduced mobility.

Home-Based Businesses

- .15 Unless authorized as an exception by Council, home-based business may be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit. The business shall be compatible with, and shall not change the character of the surrounding residential area and shall not be of a size, scale, or use that would affect the viability of established commercial areas. Home-based businesses will be required to comply with the Building Bylaw and the National Building Code of Canada.



- .16 Bed and breakfast homes shall continue to be promoted and encouraged within the community. Provisions for this type of home-based business are provided in the Zoning Bylaw.

3.4 Community Economic Development

The Town of Wolseley has a vast amount of community spirit that contributes to the overall economic development within the community. This includes a significant volunteer contribution and dedication to community that makes Wolseley a beautiful place to visit, live, and do business.

Wolseley offers many community amenities and services that support local and regional economic development. The Town of Wolseley was one of four communities selected for the Main Street Saskatchewan Demonstration Project. The focus of program was to work with current businesses and business owners to look at options to revitalize the “Main Street” or in this case, Front Street and Sherbrooke Street. The buildings in the core commercial centre are of a historic nature and preserving the buildings is important to the community. Front Street and Sherbrooke Street connect the community to a unique feature and amenity, Fairly Lake. This area houses beach volleyball, fire pits, provides the ability for water sports, and is where events are hosted.

Objectives

- ❖ To ensure economic stability and viability to support a community atmosphere conducive to continued economic development.
- ❖ To promote Wolseley’s unique characteristics as place to live, work, and play.
- ❖ To support and collaborate with the Wolseley and District Chamber of Commerce and other community organizations.
- ❖ To ensure accessibility for all persons throughout the community.
- ❖ To seek opportunities for green technologies.
- ❖ To provide youth-related activities and involvement in programs and initiatives.
- ❖ To encourage consistent signage through Town and work with surrounding RM to create a District Sign Corridor.
- ❖ To create a business and marketing strategy to attract new commercial developments.
- ❖ To revitalize core commercial buildings.
- ❖ To maintain the existing commercial activity within Wolseley.
- ❖ To encourage the maintenance of yards.
- ❖ To encourage small manufacturing businesses to assist the farming community.

General Policies

- .1 The Town of Wolseley promotes and encourages economic activity that supports the community and helps it flourish. Wolseley’s small town characteristics shall be promoted to attract new residents of all ages to the community and to promote Wolseley as a progressive and enjoyable place to live, work, and visit.

- .2 The Town recognizes and encourages community engagement and participation in community events, programs, initiatives and organizations. All community developments will be accessible to all persons.
- .3 The Town shall continue to work on community economic development ventures in cooperation and collaboration with the Wolseley and District Chamber of Commerce and other community based organizations with the objective of providing assistance and support for existing businesses in Town.
- .4 Support and promotion of existing business shall be pursued. Opportunities to attract new businesses that complement the downtown, industrial park, and the rest of Town shall be encouraged and pursued.
- .5 Business-related activities shall include the development of structures, buildings, and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality. The Future Land Use Map (Appendix "A") indicates areas designated for commercial and industrial development.

- .6 Consistent signage that reflects the community aesthetics and character shall be promoted. The Town shall also work with the Rural Municipality to create a District Sign Corridor to promote the businesses within and around the community.



- .7 The Town shall work with business, non-governmental organizations, community groups, conservation authorities, education and economic development agencies, other municipalities and First Nations representatives and other levels of government to:
 - a. Initiate inter-community cooperation to coordinate the efficient provision of services and infrastructure;
 - b. Promote environmentally and economically sustainable developments;
 - c. Stimulate population growth to support socio-economic development; and
 - d. Coordinate local and senior government economic and social development initiatives.
- .8 The Town shall consult with individuals, business owners, and organizations to create a business strategy or marketing plan to identify initiatives and/or incentive programs that would encourage businesses and enterprises to locate within the municipality.

- .9 The Town, where applicable, shall work with community groups and agencies to support youth-oriented initiatives, including needs identification, service planning, and advocating to the appropriate senior level of government for establishment and funding of key services and programs.
- .10 The community shall actively engage youth in stewardship opportunities in the community and identify other methods to include youth in community endeavours.
- .11 Youth participation in business and economic discussions within Wolseley shall be encouraged (i.e. youth participation in a business task force).
- .12 Wolseley shall pursue and encourage unique commercial and industrial ventures that are environmentally sustainable. These activities may include economic ventures related to solar panels, wind power, landscaping, green buildings, and recycling businesses.



Core Commercial Policies

- .13 The Town will continue to work with business owners and organizations to revitalize buildings in the core commercial centre by incorporating the recommendations contained in the Standards and Guidelines for the Conservation of Historic Place in Canada, Second Edition, wherever applicable.
- .14 Wolseley shall continue to tell its historical story and build on natural features by incorporating green spaces, pathways, and trails from the commercial centre throughout the rest of the community.
- .15 The Town shall work with community members and organizations to implement the recommendations outlined in the Main Street Saskatchewan Demonstration Project and to continue to assist with the revitalization of the historic downtown commercial core of Wolseley.



- .16 Developments along Sherbrook Street shall complement the character of existing buildings and streetscape. Human scale and pedestrian oriented development shall be promoted.
- .17 Mixed use options on Sherbrooke Street that offer retail space on the main floor and residential units on the upper-floor shall be encouraged. The Zoning Bylaw contains provisions for this type of use.

Home-Based Businesses Policies

- .18 Unless authorized as an exception by Council, home-based business may be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit. The business shall be compatible with, and shall not change the character of the surrounding residential area and shall not be of a size, scale, or use that would affect the viability of established commercial areas. Home-based businesses will be required to comply with the Building Bylaw and the National Building Code of Canada.
- .19 Bed and breakfast homes shall continue to be promoted and encouraged within the community. Provisions for this type of home-based business are provided in the Zoning Bylaw.

Highway Commercial and Industrial Policies

- .20 Visual appearance standards shall include landscaping of all Highway Commercial and Industrial development. Landscaping standards are provided for in the Zoning Bylaw.
- .21 Residential developments locating in a highway commercial or industrial area will be discouraged to ensure public health and safety.
- .22 Highway Commercial and Industrial development requiring the rezoning of land will be evaluated based on the following factors:
 - a. Consistency with the Future Land Use Map and any other relevant reference maps;
 - b. Site planning land use compatibility with existing development;
 - c. The capacity of the Town to provide efficient and economical municipal services, at a cost that can be borne by the development;
 - d. Provision for safe movement and integration of vehicular traffic on local streets with controlled access to the highways and major public road systems; and
 - e. The development shall not have adverse impacts on groundwater.
- .23 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities. Highway commercial and industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner.
- .24 Where necessary, the Town may acquire land for industrial and commercial development through purchase, exchange of lots, or utilization of the *Expropriation Act*.

- .25 Care shall be taken in situating industrial uses that normally create significant land use conflicts with regard to noise, vibration, smoke, dust odour, or potential environmental contamination. Such uses shall maximize separation from residential areas and be visually screened or buffered to protect adjacent land uses.
- .26 The Town shall encourage innovative commercial and industrial economic development that serves the travelling public.
- .27 Agri-industrial developments which directly serve farming activities, and either process or store agricultural produce or products shall be supported.

Hazardous Use Policies

- .28 Facilities or developments, which manufacture, handle, store, or distribute hazardous materials will be governed by the following:
 - a. Hazardous facilities shall not be located closer to dwellings than permitted or recommended by Saskatchewan Environment;
 - b. Anhydrous ammonia facilities shall be located at a minimum of 100 meters (328 ft) from provincial highways and municipal roadways;
 - c. Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and
 - d. In instances where the risk is severe, development may be directed to a suitable rural location.
- .29 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code, The Environmental Management and Protection Act, The Dangerous Goods Transportation Act, The Fire Prevention Act, The National Building Code*, and other applicable codes and standards.
- .30 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through spatial separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage, or use of hazardous materials shall be discouraged.

3.5 Community Services

There are a number of community amenities and services within Wolseley including, though not limited to, those related to recreation, park space, gathering places, events, organizations and committees, health care, and education.

Many of these community services are delivered by volunteer-based organizations and committees. It is important to community members, and recognized as such, that these organizations and committees play a large role in the maintenance and organization of community services and events. These high levels of community engagement contribute to the small town charm and characteristics of Wolseley, and further support the fact that Wolseley is a rewarding community to live in, work in, and visit.

Objectives

- ❖ To maintain existing community services and amenities.
- ❖ To cluster community services and promote joint-use buildings to house community services.
- ❖ To maintain, promote, and expand Fairly Lake as a community amenity.
- ❖ To encourage events and initiatives throughout the year.
- ❖ To preserve historic amenities such as the Court House and Opera House.
- ❖ To develop multi-use recreational trails throughout the Town and region.
- ❖ To work with community members to create social groups, committees, and organizations.
- ❖ To work with the Department of Railways and other government departments and agencies to provide passenger train service.
- ❖ To provide and encourage youth engagement in activities and events within Wolseley.
- ❖ To maintain Wolseley's educational institutions and facilities, and expand on educational programming.
- ❖ To promote arts and culture activities within the Town and region.

General Policies

- .1 The Town of Wolseley shall maintain existing community amenities and services. When feasible, the expansion or development of new community amenities shall be pursued.
- .2 The Town will ensure that adequate land and buildings are made available to a full range of institutional, public, and community services. The development of institutional, recreational, or cultural facilities shall be encouraged to be located where services can be shared or have a joint-use.



- .3 Fairly Lake and the Swinging Bridge are key community amenities that attract residents and visitors. They shall be maintained as a community amenity and expanded when feasible to do so.

- .4 In collaboration with Main Street Wolseley, the Wolseley Heritage Foundation, and other committees and organizations, the Opera House, Court House, Museum and Library will be promoted and supported as key amenities for community events in order to maximize the potential these community facilities possess.

- .5 The Friendship Centre is a gathering place for seniors within Wolseley. Maintaining this amenity and expanding it shall be explored.

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

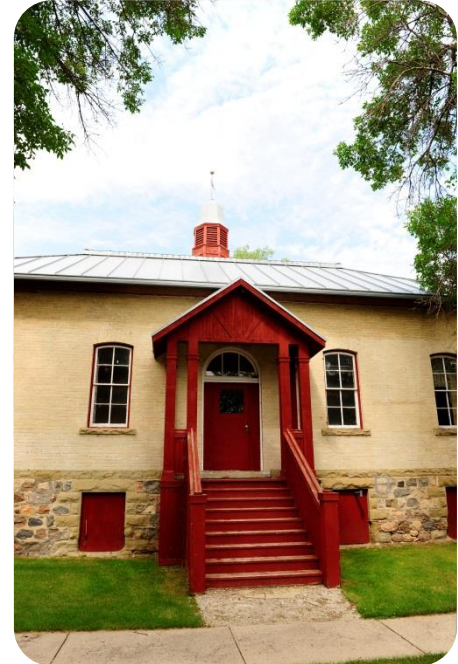
- .7 Park space, green space, and natural areas shall be maintained to an aesthetically appealing natural state where possible in order to prevent any long term negative impacts on the lands.

- .8 The Town shall provide a variety of trails for walking, biking, and golf carts that are integrated throughout Town.

- .9 Green technologies and environmentally sustainable development shall be implemented where possible.

- .10 The Town of Wolseley shall work with the Department of Railways, and other government departments and agencies to seek opportunities to include passenger rail line services in the region.

- .11 The opportunity for community gatherings, events, and initiatives shall be encouraged.



- .12 The community shall actively engage youth in stewardship opportunities in the community and identify other methods to include youth in community endeavours.
- .13 Wolseley's many artists and cultural-related activities shall continue to be encouraged, promoted, and supported.
- .14 The Town will work with service delivery agencies, other municipalities, First Nation communities, and other jurisdictions by:
- a. Participating in activities enhancing the delivery of services;
 - b. Assisting in site planning for public service uses;
 - c. Ensuring infrastructure development that supports public service uses;
 - d. Supporting, as appropriate, the joint-use of community facilities as a means of providing cost effective services to the public;
 - e. Accommodating public service development in appropriate locations in the community compatible with existing land uses as may be permitted in the Zoning Bylaw; and
 - f. Entering into collaborative inter-municipal or inter-agency agreements.



Education Policies

- .15 The Town supports the joint-use of the Dr. Isman Elementary School and Wolseley High School as educational and community facilities, and delivery points for community services.
- .16 Wolseley shall work with the Prairie Valley School Division to maintain the schools within the community as well as exploring and encouraging new educational programming.



3.6 Recreation and Tourism

The Town of Woleseley offers a number of recreational activities and amenities including the sportsplex, skating rink, curling rink, golf course, beach volley ball courts, dance classes, and fishing during the annual Dam Days Festival.

Located off of Highway #1, the “Town around the Lake” has many things to offer for residents and visitors. The historical background of the community is an attraction. This includes the first Beaver Lumber building, historic homes and community services that are part of the Heritage Walking Tour, the Opera House, the Banbury House, the Court House, and Fairly Lake.

Objectives

- ❖ To maintain and promote existing recreational amenities.
- ❖ To provide year round recreational pursuits and activities for all ages.
- ❖ To provide a mix of indoor and outdoor recreational activities.
- ❖ To ensure recreational facilities are sustainable.
- ❖ To market the recreational activities and tourism attractions within the community.
- ❖ To provide consistent signage throughout Town to promote attractions.
- ❖ To continue to support the Tourism Information Centre.
- ❖ To continue to promote and support the Woleseley Heritage Walking Tour.
- ❖ To pursue new strategies to enhance tourism development within Woleseley.
- ❖ To collaborate with surrounding municipalities and First Nation communities to create a regional tourism plan.

Recreational Policies

- .1 The Town of Woleseley will promote the use of existing recreational amenities and programs within the community including, though not limited to, the sportsplex, the golf course, and Fairly Lake.
- .2 Outdoor recreational amenities shall be expanded when feasible. Possible expansions and enhancements may include the golf course and Fairly Lake beach area. The Town shall work with community organizations to find opportunities to further develop such amenities.



- .3 Maintaining the quality of the water in Fairly Lake, in order for it to be used for passive boating and swimming, shall be explored, encouraged, and supported.
- .4 The Town shall continue to support the community's efforts to improve the recreational amenities at the Fairly Lake Beach.
- .5 Future recreational uses in Wolseley shall include the development of structures, buildings, and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .6 Recreational amenities shall be considered in locations which meet the following criteria:
 - a. The additional development shall not conflict with existing land uses;
 - b. Access to the development shall meet municipal standards;
 - c. There shall be a demonstrated demand for new recreational facilities; or
 - d. Buffer strip requirements as detailed in this Plan shall be followed.
- .7 In new residential subdivisions, the provision and development of buffer strips and pathways will be encouraged in order to separate incompatible land uses.
- .8 Where a proposed recreational development arises in an environmentally sensitive area, the developer must undertake an assessment of the environmental impacts. Mitigation measures may be required to ensure the protection of land and water resources.
- .9 The Town shall establish landscape design standards for Municipal Reserve buffers along major roads, green spaces, industrial developments, walkways, bicycle paths, and other public spaces.



Tourism Policies

- .10 The Wolseley's Tourism Information Centre, which provides information about the Town and surrounding area, shall continue to be supported and enhanced where feasible.



- .11 The Town shall continue to promote the Wolseley Walking Heritage Tour and to showcase the history and community character of Wolseley to residents and visitors.
- .12 Year-round seasonal activities and festivals shall continue to be promoted by the Town. New year-round events that gather community members and visitors at large shall be encouraged.
- .13 The Swinging Bridge shall be maintained and promoted as a tourist attraction in Wolseley.
- .14 The central business district features prominent historic buildings that shall continue to be seen as a tourist amenity. Opportunities to continue to improve the aesthetic quality of the downtown shall be considered.
- .15 Tourism initiatives, including marketing and branding, shall be developed cooperatively with local and district residents, businesses, Chamber of Commerce, the Town, and other stakeholders.
- .16 The Town will work with neighbouring communities on joint events and promotions for the benefit of the region. This may also include advocating for a joint tourism plan with neighbouring municipalities and First Nation communities to showcase the natural and built beauty within the region.



3.7 Natural Hazard and Ecological Sensitive Lands

The Town of Wolseley is one of the unique communities within Saskatchewan as Fairly Lake resides within the Town. The community is also a gateway to, and is part of, the Qu'Appelle Valley water system.

There are sensitive areas within Wolseley that are prone to flooding. Wolseley wants to be proactively involved in the management of the environment within the community and the region. Potential Flood Prone Areas are identified on the Future Land Use Map in Appendix "A" and Reference Map in Appendix "B."

Objectives

- ❖ To encourage development and management practices that preserve and enhance the natural environment and that minimize the risk of contamination or damage to environmental resources.
- ❖ To work with surrounding municipalities and First Nation communities to ensure and practice sound environmental management of ecological and environmentally sensitive lands.
- ❖ To extend the responsibility for sound environmental management to property owners and developers.

General Policies

- .1 The Town of Wolseley will work with provincial departments and agencies to identify significant:
 - a. Critical wildlife habitat and rare or endangered species within the municipality; and,
 - b. Wetlands and other sensitive environmental regions within the municipal boundaries.
- .2 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
 - a. Rare or endangered flora and fauna have received Provincial designation and protection;
 - b. Lands are designated under the *Wildlife Habitat Protection Act*, and amendments;
 - c. Private lands have been voluntarily protected by landowners;
 - d. Lands which are designated under a variety of other environmental protection legislation or policies;
 - e. An aquifer is found or located, efforts to sustain the livelihood of this natural resource will be made;
 - f. The area is used for recreational purposes including bird watching or designated areas for hunting; or
 - g. Lands are designated natural prairie or grasslands.

- .3 Future development shall integrate with the natural surroundings and shall complement the surrounding community design, landscape, and vegetation. Natural areas and sensitive environmental areas shall be identified and protected where human activities may create potential to stress the environment (see Appendix “B”).
- .4 The Town shall consider the ecological value, integrity, and management of wetlands, riparian areas, significant natural landscapes, regional features, and provincially designated lands.
- .5 The Town of Wolseley shall recognize and support provincial planning initiatives contributing to ecological integrity.
- .6 Development shall not deplete or pollute Fairly Lake and water systems within Town. Any development that may pose a threat of damaging water sources will be restricted.
- .7 When reviewing applications for all developments, consideration shall be given to the proposal’s conformity with the policies within this Plan. A proposal shall be denied when it is detrimental to the health, safety, and general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .8 Developers may be required to provide a Comprehensive Development Review prepared by accredited professionals with information pertaining to environmental qualities, vegetation, drainage, and soil reports as a means of ensuring the required provisions and criteria of the proposed development are met.
- .9 Buffer strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, and flood hazards, and to effect sediment control, as well as providing buffering areas around heavy industrial and oil-related activities. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.

Natural Hazard Policies

- .10 Natural hazard lands include the following:
 - a. Lands subject to flooding around main water bodies within the municipality, including all lands which would be flooded by a 1:500 year flood event, or in any flood prone area, unless the development is above the elevation representing the 1:500 year return frequency flood



- event; or
 - b. Lands subject to instability or erosion; or,
 - c. Lands in areas subject to ponding based upon historical information and specific site analysis.
- .11 No new development shall be permitted in any potential unstable slope area without undertaking erosion and slope stability investigation to address:
- a. The interests of the municipality; and
 - b. To ensure that the developer and property owner reasonably assess the hazards relative to the proposed development.
- .12 It may not be practical or desirable to restrict certain development in hazard areas due to economic or social reasons. Developments shall be carefully controlled and planned to ensure that they are compatible with the risks or that the hazards have been eliminated, or protected against. In these instances, the following criteria shall be applied:
- a. Proposed developments shall not obstruct, increase, or otherwise adversely alter water and flood flows and velocities;
 - b. There shall be no added risk to life, health, or personal safety;
 - c. Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
 - d. Activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
 - e. Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.
- .13 All structures and developments that are proposed in the 1:500 year flood fringe shall be discouraged. Flood prone areas are identified on the Future Land Use Map Appendix “A” and Potential Flood Prone Areas Reference Map in Appendix “B” and are subject to the Flood Hazard Overlay in the Zoning Bylaw.
- .14 Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park, and open space recreational uses.
- .15 The Water Security Agency or other appropriate government or private sector consultants can be utilized as a source for technical advice regarding flood levels and flood proofing techniques. The Town may pursue a flood study to accurately determine estimated peak levels and flood areas within the 1:500.

- .16 Development proposals in flood plain areas shall be referred to the Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of a proposed development.
- .17 The Water Security Agency may provide comment on where there is potential for a flood hazard, and if so providing the flood hazard flow.
- .18 Development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. Precautions may include those intended to help protect property from the damage of wildfires that may ignite in or around the Town of Wolseley.
- .19 Development should utilize the following guidelines:
 - a. Developers of new developments in the Town of Wolseley shall consider the integration of trails, roads, and cleared park land around development which may serve as fire breaks and provide a vehicle access route to facilitate fire suppression in interface areas;
 - b. Fuel reduced buffers around residential properties are encouraged; and
 - c. Building design and construction shall be generally consistent with the standards of the National Fire Protection Association.

Surface Water and Drainage

- .20 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion, and pollutions. Consideration shall be given to the ecological, wildlife habitat, and drainage effects of development, including the upstream and downstream implications.
- .21 Where an area exhibits the potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- .22 Unauthorized drainage of surface water runoff from any land throughout the Town shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Water Security Agency, Ministry of the Environment, and the Town of Wolseley. The Town encourages the preparation of an overall drainage plan for Wolseley and surrounding region.
- .23 New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and maximize water quality.

3.8 Ground and Source Water Protection

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

Objectives

- ❖ To protect and maintain water resources and quality for the benefit of community members and visitors.
- ❖ To give consideration to ground and source water in areas of new development and redevelopment.
- ❖ To ensure that new developments do not jeopardize ground and source water resources.
- ❖ To work with the Saskatchewan Water Security Agency to monitor development and ensure protection of aquifers.

General Policies

- .1 Development shall not deplete or pollute groundwater resources within the Town. Investigations to assess the impact of development on groundwater resources, including drainage, may be required in order to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice and in determining the method of protection required.
- .2 Development should avoid any alteration to drainage, landscape, or other natural conditions and developers shall be required to mitigate on and off-site impacts. Detailed analysis by a qualified engineer shall include studies for water quantity and quality, septic services, shoreline erosion, and any works required to support the proposed development.
- .3 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans, and other issues that may be required for the purpose of ensuring public health and safety.



Aquifer Policies

- .4 Care must be taken in the storage, handling, manufacture, and use of products on sites related to aquifer areas to avoid contamination of the underlying aquifer.

.5 All applications for development near aquifers shall be accompanied by a report certified by a professional engineer that shall address site design, waste water management, and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, and plans and standards.

.6 The Town of Wolseley shall work cooperatively with Saskatchewan Water Security Agency (WSA) to monitor ground water resources and may require annual assessment of residual nutrient levels in the soil, ground, and local surface water by a qualified professional recognized by WSA demonstrating:

- a. The development and on-going operation of activities with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and
- b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface, and groundwater quality resource.



3.9 Municipal and Environmental Reserves

The Town of Wolseley is committed to dedicating lands for Municipal and Environmental Reserve. These lands offer opportunity for shared management. Strong emphasis is placed on the placement of Environmental Reserve to preserve and protect natural features within the Town such as the natural prairie and park areas. The dedication of lands will ensure these amenities are preserved for future generations.

Objectives

- ❖ To dedicate any municipally-owned land considered suitable as Municipal Reserve as determined in provincial legislation.
- ❖ To prohibit any encroachment on Environmental or Municipal Reserve lands except those permitted under *The Dedicated Land Regulations*.
- ❖ To set aside land for the development of parks, Environmental Reserves, buffer strips, and green spaces.

General Policies

- .1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .2 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the Town may consider conservation easements in place of Environmental Reserves.
Public, Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages, for natural drainage courses, storm or run-off water retention, or other similar uses.
- .3 Land provided as an Environmental Reserve becomes the property of the municipality. The applicant may be required to provide any amount of land in any location that the approving authority considers necessary, if the land consists of:
 - a. A ravine, coulee, swamp, natural drainage or creek bed;
 - b. Wildlife habitat of areas that:



- i. Are environmentally sensitive; or,
 - ii. Contain historical features or significant natural features.
- .4 The Town shall work with and coordinate the initiatives of developers and other agencies to enhance the parks and open space network in Wolseley including Municipal Reserves, Nature Reserves, and environmentally sensitive areas.
- .5 Public reserves that support a combination of parks, green spaces, nature reserves, and recreational facilities will be encouraged.
- .6 The Town shall establish landscape design standards for Municipal Reserve buffers along major roads, green spaces, walkways, bicycle paths, and other public spaces.
- .7 New subdivisions must include Municipal Reserve linking the area to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged, including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and through Town when possible.
- .8 Critical or threatened habitat and environmentally sensitive areas shall be designated as Environmental Reserve within the Town.



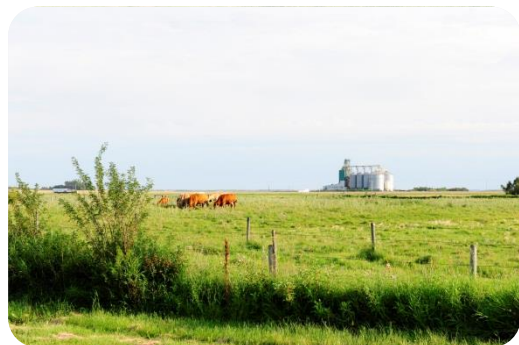
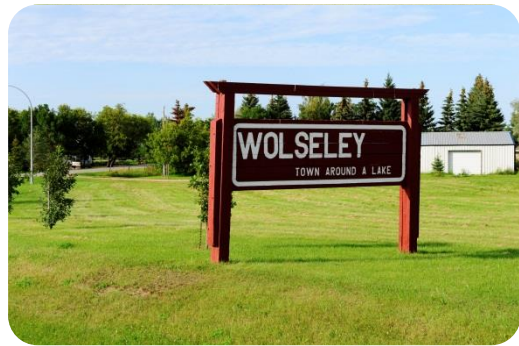
3.10 Heritage and Cultural Resources

The Town of Wolseley is a participant in the Cultural Resource Use Partnership (CRUP) which includes the communities of Wolseley, Indian Head, Fort Qu'Appelle, and the District of Katepwa. These communities worked cooperatively and were successful in obtaining funding from SaskCulture's Municipal Cultural Engagement and Planning Grant.

Wolseley and Indian Head were also successful in being selected for the Main Street Saskatchewan Demonstration Project. The purpose of the Main Street Program is to work with community members, business owners, and stakeholders to create a vision for the community's Main Street, with a focus on the following four points: organization/partnerships; economic development; marketing; and physical enhancement. Cultural planning and main street revitalization characteristics, assets, and amenities complement each other. This is suggestive of the importance of the parallel processes.

This section of the Official Community Plan contains the heritage and cultural policies that are needed, as identified by local and regional community members, for the benefit of the Town of Wolseley. One cultural aspect that plays a significant role in bringing people together is the Swinging Bridge, the Lake, and other historical amenities that exist in the immediate vicinity of the Fairly Lake spillway.

There are a lot of special areas in regards to culture and heritage in Wolseley, including though not limited to, the historic homes, Court House, Beaver Lumber, Fairly Lake, and others identified by the community. The Town of Wolseley residents want to ensure the preservation of heritage and cultural resources while striving for diversification/expansion of heritage, arts, cultural programming, events, and celebrations.



Objectives

- ❖ To recognize and promote the value of local and regional heritage areas and buildings.
- ❖ To maintain and improve the Town of Wolseley's cultural amenities.
- ❖ To promote the cultural and heritage amenities and assets throughout the Town.
- ❖ To provide opportunities for community members and visitors to be involved in heritage and cultural events, initiatives, and programming.
- ❖ To establish opportunities for youth to take part in cultural and heritage initiatives.
- ❖ To provide for effective communication among the various committees and organizations related to heritage and culture.
- ❖ To recognize the importance of the natural heritage of Wolseley and area and to ensure its protection.
- ❖ To encourage the utilization/reuse of historic buildings, spaces, and structures.
- ❖ To create places and programming for positive public interaction between people of various ethnic backgrounds, religions, and lifestyles.
- ❖ To collaborate effectively with neighbouring municipalities and First Nation communities on heritage and cultural initiatives.

General Policies

- .1 The Town will continue to cooperate with community stakeholders to identify and continually assess the significance of historic sites, cultural sites, and special areas within the Town of Wolseley, as well as to ensure these sites are accessible to everyone.
- .2 The Town of Wolseley shall collaborate with neighbouring communities and municipalities to identify heritage and cultural assets in order to protect, maintain, and market these important assets, amenities, and sites for community members and visitors.
- .3 Natural areas, linkages, and pathways should be maintained to the greatest extent possible, as a natural heritage and cultural resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.
- .4 An inventory of Wolseley's heritage and cultural assets shall be undertaken and developed into a database that is easily accessible through the Town's website. This inventory may be used to



create marketing materials that will provide for more effective communication and connectivity of the assets.

- .5 Wolseley supports the protection of the natural environment within the Town and region including the Qu'Appelle Valley and Calling Lakes areas. Further education and promotion of environmental stewardship shall be encouraged.
- .6 At the time of subdivision, Environmental Reserve and/or Municipal Reserve may be used to protect and preserve certain portions of land that may have cultural, heritage, and/or environmental significance.
- .7 The Town of Wolseley, in conjunction with neighbouring municipalities and First Nation communities shall undertake the creation of a regional tourism plan that highlights all heritage and cultural assets, amenities, and sites.
- .8 The Town shall promote the “four seasonality” of the community through seasonal events, festivals, and programming, such as Dam Days, the Lord Wolseley Christmas Ball, and others identified by the community.
- .9 Front Street, Sherbrook Street and the downtown area shall be promoted to showcase the opportunity for cultural and historical vibrancy which includes a strong mix of retail, food, and entertainment uses.
- .10 It shall be recommended that a Regional Cultural and Heritage Commission be formed to maintain and implement the objectives and policies of this Plan.
- .11 Marketing and communications, such as consistent signage for heritage and cultural assets, amenities and sites within the Town of Wolseley, and greater region shall be encouraged.

Heritage Policies

- .12 The Town of Wolseley will work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks, and districts.
- .13 The Town will utilize the Parks Canada Historic Guidelines and Standards for the Historic Places in Canada to guide conservation projects on historic places which are owned, regulated, funded, or guided by the municipality.
- .14 Historical and cultural interpretive programs and displays shall be encouraged in the



downtown area and at specific other sites within the municipality. Interpretive signage may be integrated, with an emphasis on the rail history of Wolseley.

- .15 Retaining and expanding upon green space within the Town shall be encouraged. Urban trees, community gardens, and tree nurseries shall be encouraged as they are recognized as being important to the community. These actions also work to mitigate the transmission of disease affecting trees in the community and ensure a healthier, natural environment within the Town and region.
- .16 Natural heritage such as the trees will be preserved and, when necessary, re-planted as part of a natural heritage asset retention strategy.
- .17 The Town shall explore opportunities to relocate and revitalize the Wolseley Community Museum for the enjoyment of community members and visitors.
- .18 Working with the Wolseley Heritage Foundation and other organizations, the Town shall secure funding to ensure the viability of heritage assets and sites.
- .19 The Town of Wolseley will move forward where the criteria is met, for the heritage designation of respective building, sites and districts either municipally, or where applicable, provincially, nationally, and internationally.
- .20 The Town of Wolseley will demonstrate the appropriate use and treatment of properties designated through *The Heritage Property Act*.
- .21 The Wolseley Court House is a provincially-designated heritage site that is important to the community. The Town shall work with the Province to explore opportunities for the Court House to become a joint-use community amenity, such as a Town Office space and a hall/space for community events.
- .22 In collaboration with Main Street Wolseley, the Wolseley Heritage Foundation, and other committees and organizations, the Opera House will be promoted as a key amenity for community events.
- .23 The murals around the community tell the historic story of Wolseley and shall be improved and expanded on by inviting members of the community to participate. All murals that are proposed within the municipality shall be required to be submitted to Council for review and authorization prior to work being started.



- .24 Opportunities to expand the walking trails within the community will be encouraged. Initiatives may be undertaken to install interpretative signs displaying the history of the community along the expanded paths. The signage may be incorporated throughout the Town and could be inclusive of numerous community amenities, with a recommended emphasis on the Fairly Lake area.



- .25 Existing and identified heritage resources will be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation. The protection of heritage resources from incompatible development is regulated through the Zoning Bylaw. A Heritage Resource Overlay District may be implemented.
- .26 Wolseley will encourage opportunities for the reuse, rehabilitation, preservation, and/or restoration of historic buildings.

Cultural Policies

- .27 The Town shall explore the opportunity to re-purpose vacant buildings for the use of arts and culture with the objective of supporting the community to further cultural activities and showcase local art.

- .28 The Trans-Canada Highway is recognized as an asset to the Town of Wolseley. It is further recognized that this key transportation link connects various arts and cultural backgrounds, events, and programming with other communities and is a gateway to the Qu'Appelle Valley and Calling Lakes regions. Maintaining this highway and promoting the communities along it shall be supported.



- .29 The Town may explore opportunities to receive permission for artists to utilize vacant building storefronts as a method of promoting local arts and maintaining the aesthetic appeal of the commercial area.
- .30 The Town will support an environment in which the arts and culture community can be sustained and nurtured, through the use of venues such as the recreational centre for trade shows or other promotional events.

- .31 Arts and culture is a fundamental component of the Town's identity and contributes strongly to sustaining quality of life. Promotion of arts and culture shall be achieved through education in the schools and the continued engagement of youth in arts and culture initiatives.
- .32 Drawing from the local and district population, the Town shall welcome and encourage people to share their talents through educational sessions and programming for arts and culture activities such as drawing and painting classes.
- .33 The Town of Wolseley shall promote local events such as Dam Days, the Lord Wolseley Christmas Ball, and the Community Fall Supper. Creation of other events may be explored. Utilizing streets including back lanes to create programmable public space for events will be considered.
- .34 In support of the arts, the Town, in collaboration with neighbouring municipalities, First Nation communities, Arts Councils, and other organizations shall pursue a regional art show that travels throughout the region.
- .35 Inter-cultural dialogue shall be promoted. A "building bridges" event through the national Culture Days will be explored as an opportunity to promote cross-cultural themes, foster social inclusion, and promote cultural diversity.
- .36 The Town will welcome newcomers of all cultures and backgrounds into the community. Methods to attract and integrate new members may include a "welcome pamphlet/basket," compiled by various organizations (i.e. Welcome Wagon, Chamber of Commerce), that can be incorporated to encourage volunteer opportunities.
- .37 It is recognized that youth play a vital role in the development of a culturally vibrant community. The formation of a youth co-op shall be explored as a venue to display their artistic talents and create a stronger youth presence in the community.
- .38 Artists-in-Residence will be explored as an avenue for cultural and artistic showcasing. This type of programming will allow for local artists and story-tellers to foster greater cultural understanding and appreciation among community members and visitors.



3.11 Public Health and Safety

Wolseley is committed to ensuring the public health and safety of residents and visitors by providing a number of services within the Town, and also working with the surrounding municipalities and First Nation communities to deliver these services.

Wolseley works in cooperation with surrounding municipalities on services including, though not limited to, fire, RCMP, emergency response, and doctor recruitment. The community is home to the Wolseley Memorial Hospital and the community wants to ensure they retain and expand health services and the quantity and diversity of health professional personnel.

Objectives

- ❖ To retain and expand health amenities and services within Wolseley.
- ❖ To update emergency plans regularly and work with neighbouring communities and First Nation communities on a Regional Emergency Measures Plan.
- ❖ To support STARS and other emergency services.
- ❖ To provide varying levels of senior housing and independent living options.

General Policies

- .1 Public safety and health requirements shall guide all development. The Town shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. As well, all firefighting requirements will be considered as a part of every development application, re-zoning application, and servicing agreement.
- .2 Emergency planning will be undertaken before an event, where feasible, to identify risk and to research risk reduction measures that lower the probability of an event occurring. An understood and practiced plan needs to be maintained.
- .3 Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided.
- .4 The Town will work collaboratively with neighbouring communities to ensure emergency service delivery is available at the local and regional levels.
- .5 The Town shall work with neighbouring communities to create a doctor recruitment committee to look at incentive programming and options that would serve to attract new doctors to the community. An invitation to other communities for participation in this process shall be extended.



.6 The Town shall work cooperatively with Regina Qu'Appelle Health Region to maintain and enhance medical services such as STARS, E-medical services, and others.

.7 The Town is encouraged to utilize FireSmart³ principles for subdivisions planned within and adjacent to potential fire hazard areas.

.8 The Town's objective will be to coordinate the planning and integration of a regional Emergency Response Plan which is mutually supportive, contains some necessary redundancies for multiple events, though reduces unnecessary duplication of resources. This expanded Plan will draw upon a wider geography and include a greater range of skill sets to draw upon.



.9 The Town, along with surrounding municipalities and First Nation communities, shall ensure the Emergency Measures Organization services and facilities are maintained and that there is enough staff and volunteers available within the local RCMP detachment and fire department to adequately serve the population.

.10 The Town of Wolseley, in conjunction with the surrounding municipalities, Regina Qu'Appelle Health Region, and community clubs and organizations, shall promote healthy lifestyles for community members by ensuring health support and wellness opportunities, both passive and active, are made available.

.11 Wolseley is located along an active rail line that transports various materials some of which are hazardous through the community. The Town shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.

³ FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

3.12 Infrastructure: Public Utilities

Infrastructure services include the provision of water, sanitary sewerage, storm water drainage, solid waste collection, and utilities such as electrical, natural gas, and communication services. These services are a cornerstone of community sustainability and are strategic elements for the growth of the Town of Wolseley.

The Town encourages opportunities for innovative and sustainable public utilities including green technologies.

Objectives

- ❖ To provide orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- ❖ To maintain streets, sidewalks, sewer, and water infrastructure.
- ❖ To maintain appropriate service levels of all utilities in order to ensure the potential for infill or new development is not adversely affected.
- ❖ To offer opportunities for sustainable and innovative utility provision within the community.

General Policies

- .1 The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards, and other public utilities.
- .2 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with the policies from the Official Community Plan, to ensure the effective and efficient control of development and public spending.
- .3 The planning, phasing, and development of water and sewer services will be based on:
 - a. Conformance with environmental regulations;
 - b. The demand for services and the need for upgrading;
 - c. The financial resources of the Town of Wolseley;
 - d. The logical extension of existing services; and
 - e. Growth trends.

Water and Sewer Policies

- .4 Planning for water provision and waste management services shall ensure that:
 - a. Current systems are provided in a manner that can be sustained by the water resources;
 - b. Services are financially viable and compliant with all regulatory requirements; and
 - c. Protect the public health and the natural environment.

- .5 The Town shall explore the opportunity to utilize biotechnology and other innovative infrastructure methods related to sewer and water services.
- .6 A drainage plan for the Town may be created and updated regularly in order to ensure proper drainage through the community.



Utilities Policies

- .7 Within future growth areas, connections to district renewable energy systems will be considered in place of standard utility service connections.
- .8 Redevelopment of new subdivisions of private land shall include that the proponent will be responsible for all costs associated with providing municipal utility services as negotiated through a servicing agreement with the Town.
- .9 The Town will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable utility systems to accommodate future land development.

Waste Management and Reduction

- .10 Recycling and compost options shall be provided to the residents either through local initiatives or regional based initiatives with neighbouring communities.



3.13 Transportation Networks

The Town of Wolseley is located on the Trans-Canada highway, which provides for quick transportation to Regina, SK and Winnipeg, MB. The high volume of vehicular traffic on this key transportation route offers significant opportunity for continued commercial and industrial development in Wolseley. Another key transportation network is the main line for the Canadian Pacific Railway which runs through the Town. There is an opportunity to provide a variety of public transit options including passenger train services.

Transportation networks within the community include local streets and sidewalks. Having well-maintained and quality local transportation networks for all persons is important to the community.

Objectives

- ❖ To work with the Department of Highways to maintain the highway in the region and to maintain local roadways within the community.
- ❖ To work with the Department of Railways and other government departments and agencies to provide passenger train service.
- ❖ To promote public transit services.
- ❖ To provide aesthetically appealing entranceways in and out of the community on key transportation networks and to promote safe access to the community.
- ❖ To provide a variety of multi-use recreational trails.

General Policies

- .1 Street classification of local, arterial and collector streets shall be established in order to promote orderly, safe, and efficient street systems. Control of access points and provision of service roads may be required in some instances.
- .2 Entrances, access points in key locations, and the lands along the Canadian Pacific Railway grounds shall be well-provisioned and maintained to establish a sense of place and safety for vehicles and pedestrians.
- .3 Maintenance of Town roads and sidewalks shall be encouraged in a cost effective and timely manner such that quality infrastructure and public safety and accessibility are ensured. Budgeting for such maintenance shall be included in capital budgets.



- .4 Developments will ensure safe access and egress from roadways without the disruption of transportation function by locating on service roads, municipal streets, or at existing intersections.
- .5 New subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.
- .6 A network of pedestrian, cycling, ski, scooter, and other modes of transportation shall be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters, and cyclists.
- .7 The Town shall work with community members and organizations to develop a trail around Fairly Lake that is integrated and connected throughout the community.
- .8 The Town of Wolseley shall work with the Department of Railways, and other government departments and agencies, to seek opportunities to include passenger rail line services in the region.

- .9 The municipality, through the Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners such as Railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:



- a. New land development or redevelopment in proximity to existing rail operations;
 - b. New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c. Road and rail crossing issues.
- .10 The municipality shall, in cooperation with the Railways, be pro-active in identifying, planning, and protecting the rail corridor and yards for optimal use. The municipality shall coordinate development approvals with the Railways that also require rail regulatory approvals such that awareness regarding the railway legislation, regulatory, and operating environment is increased.

- .11 Consultation with the Railways shall be required when a potential development is proposed for:
 - a. Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-served industrial parks;
 - b. Road and utility infrastructure works which may affect a rail facility;
 - c. Transportation plans that incorporate freight transportation issues; and
 - d. All new, expanded, or modified rail facilities.
- .12 The Town shall work cooperatively with railway companies to ensure that laws associated with the notification of the movement of hazardous materials through the municipality be adhered to and enforced.
- .13 Property owners should be informed of residential or other sensitive land uses proposed within an influence area, and this information should include noise, vibration, emissions, and other relevant studies to assess the suitability of the proposed use, and to recommend mitigation requirements for development in close proximity to rail facilities. This also applies to significant rail facility expansions that would bring rail activities closer to sensitive land uses.
- .14 The Town supports a variety of transportation methods (i.e. commercial bus service), and encourages public transit throughout the region.
- .15 In order to provide transportation mobility for all persons, the Town may explore innovative options to assist those who are less mobile. This may include local health care transportation, meals on wheels, and services that assist less mobile residents with daily needs.

3.14 Regional and Inter-Municipal Cooperation

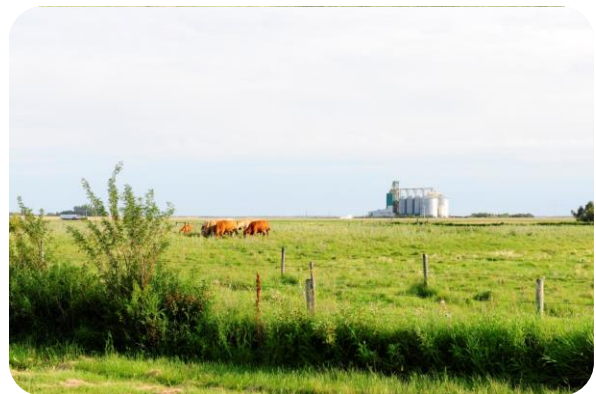
Wolseley is an independent community that works well with surrounding municipalities on health and emergency services. The community is open to fostering and expanding relationships in other areas such as recreation, tourism, infrastructure, and more. In addition, Wolseley wants to continue to be inclusive of all people.

Objectives

- ❖ To interact and build relationships with neighbouring municipalities and First Nation communities.
- ❖ To continue partnerships with public and private sectors for continuous improvements of service delivery at a regional level.
- ❖ To investigate opportunities for shared-service provisions between municipalities and First Nation communities.

General Policies

- .1 The Town shall continue to work in partnership with other jurisdictions, the adjacent Rural Municipalities, First Nation communities, and other agencies as a means of providing, sharing, and funding community services effectively and efficiently.
- .2 The Town shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources.
- .3 The Town shall pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated, and comprehensive approach should be used when dealing with inter-municipal planning matters including:
 - a. Managing and promoting growth and development;
 - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage, and archaeological resources;
 - c. Infrastructure, public service facilities, energy generation, and waste management systems;
 - d. Ecosystem, shoreline, and watershed related issues;
 - e. Natural and human-made hazards; and
 - f. Population, housing, and employment projections, based on regional market areas.



- .4 The Town will continue to foster communication and partnerships that advocate the community and area as a hub of activity that serves recreational and tourism opportunities, and health and educational services.
- .5 The Town shall work with neighbouring municipalities, First Nation communities, and respective agencies to ensure the highway is maintained in adequate condition to ensure the safety and well-being of residents and the travelling public.
- .6 The Town shall work with the adjacent municipalities and First Nation communities to create a District Sign Corridor to promote the businesses within the community and region.



3.15 Future Urban Development

The Town of Wolsley is surrounded by agricultural holdings and First Nation Reserve lands. The majority of the Town's lands are undeveloped. Due to the large footprint Wolsley has as a Town, opportunities for growth and expansion exist. The Town wants to ensure land is used in an efficient and sustainable manner and there is compatibility amongst developments. The agriculture sector has been identified as a major strength and economic contributor in the Town and is considered a cultural asset that defines the Town. As the Town grows, urban agricultural land use should be considered.

Objectives

- ❖ To plan for possible urban expansion regarding infrastructure, future land use needs, and other services.
- ❖ To ensure development occurs in a sustainable manner that does not harm the environment.
- ❖ To work with neighbouring municipalities and First Nation communities on future development within and around the community.

General Policies

- .1 Development and land use patterns which are adjacent, or in proximity to, urban areas that may have negative effects on future urban design, and/or densities that may hinder expansion, will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- .2 Future Urban Development Areas may include:
 - a. Lands which are capable of being serviced with a full range of utilities, though for which no overall area concept plan has been approved for the general area; or
 - b. Lands which are not readily capable of being serviced with a full range of utilities and for which no concept plans have been approved.
- .3 The Town shall work with neighbouring municipalities and First Nation communities to discuss and coordinate future land use and development to ensure compatibility of uses and potential for inter-municipal sharing.



Urban Agricultural Policies

- .4 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained where possible to provide a rich basis for site-planting and landscape development.
- .5 Land areas shall remain in large acreages in order to facilitate future land assembly and development proposals. The type of agricultural buildings and structures shall be located in a manner that agricultural uses may continue until required for urban development.
- .6 In order to facilitate an orderly and economic conversion, the zoning regulations on these lands should take into consideration the following criteria:
 - a. Lands presently in agriculture use shall be retained for such use in the interim period;
 - b. Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazards;
 - c. The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use; and
 - d. Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.



3.16 First Nations Treaty Entitlement and Urban Reserves

Wolseley is located within the Treaty 4 lands area. A variety of First Nation-owned lands surround the community. It is important to ensure open dialogue between the Town and First Nation communities. A number of opportunities to partner with First Nation communities have been identified.

Objectives

- ❖ To continue to nurture and build relationships with First Nation communities in the area.
- ❖ To collaborate on joint gatherings, initiatives, and events with the objective of expressing and sharing cultural backgrounds.
- ❖ To support First Nation development in relation to municipal interests and objectives.

General Policies

- .1 The Town of Wolseley shall continue to build and improve relationships between First Nation communities and their representatives to ensure a collaborative working body can be maintained.
- .2 Collaboration and integration of First Nation and Metis heritage and culture will be supported as a historical and present acknowledgement that Wolseley resides within the Treaty 4 lands area. This may be pursued through sharing of stories, art, gatherings, events, and joint initiatives.
- .3 The Town shall encourage compatible development where land within the municipality has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement process (TLEFA) or Specific Claims process. Council shall, in good faith, meet with the Band Council of the First Nation proposing the reserve to discuss and/or negotiate shared services, compatible bylaws, and other matters of mutual interest.
- .4 The Town recognizes that lands located within the municipality that are purchased by a First Nation Band are governed by *The Treaty Land Entitlement Act*, which requires an agreement between the First Nation organization and the affected municipality regarding tax loss compensation, municipal service provision, any payments in lieu to the municipality, bylaw application and enforcement, and an appropriate dispute resolution mechanism for solving matters of mutual concern (i.e. binding arbitration).

Section 4: Administrative Tools

4.1 Action Planning

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty to twenty-five years. This section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Town of Wolseley, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. An Action Plan template has been attached (Appendix "E") in this OCP for the Town of Wolseley's use as the Town may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

The Plan Guides Action

As a statutory document for guiding development and land use in the Town, the Plan gives direction to Council on their day-to-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in "Appendix A" provide geographic references for the municipality's policies. If the Town is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- ✓ Municipal bylaws and public works will conform to this Plan;
- ✓ The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and,
- ✓ Implementation plans, strategies and guidelines, consistent with this Plan will be adopted that shall identify priorities, detail strategies, define guidelines and actions, and advance the vision, goals, and objectives of this Plan.

The Future is a Shared Responsibility

Communities are successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the greater community or region. The Town of Wolseley, together with surrounding municipalities and First Nation communities can lead by example with engaged and informed residents successfully guiding the future by measuring the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in Wolseley.

4.2 Implementation and Monitoring

Planning Tools

This Section outlines the legislative and other tools the municipality has available to them to assist in the implementation of this Plan. *The Planning and Development Act, 2007* provides the authority that

governs plans of subdivision, zoning bylaws, servicing agreements, development levies, and review processes to ensure that the Plan is effective over the long term.

Definitions

The definitions contained in the Town of Wolseley Zoning Bylaw shall apply to this Official Community Plan and are not contradictory to this Plan. Any amendments to the Zoning Bylaw definitions contained in this Plan shall not conflict with the municipality's Zoning Bylaw and Official Community Plan.

Adoption of the Official Community Plan

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town when making decisions regarding land use, zoning, servicing extension, and development in general. It will also provide the Town with the ability to provide input on future subdivision applications. These decisions must be made in conformity with the stated objectives and policies of this Plan to ensure that the goals for the future development of the municipality will be achieved.

The application of the Official Community Plan policies are illustrated in the Future Land Use Map contained in "Appendix A." This map is intended to illustrate the locations of the major land use designations within the Town. This "map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes, and man-made features.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process including associated agreements.

Adoption of the Municipal Zoning Bylaw

Following the adoption of the Official Community Plan, the Town of Wolseley is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ✓ The Zoning Bylaw must generally conform to the Official Community Plan, and future land use and development shall be consistent with the goals and objectives of this Plan;
- ✓ Future development will avoid land use conflict and meet minimum standards in order to maintain the amenity of the municipality;
- ✓ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone;
- ✓ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;

- ✓ Undue demand shall not be placed on the municipality for services, such as for roads, parking, water, sewer, waste disposal, and open space;
- ✓ The objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings, or other improvements that will be permitted in the different zoning districts established in the municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering, and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Zoning Bylaw must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in the Plan and the Future Land Use Map (Appendix “A”) to ensure that the development objectives of the municipality are met.

Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person setting out:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
 - i. The uses of the land and buildings or the forms of development; and
 - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail.
- c. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out.
- d. A condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions on entering into a rezoning agreement. The following are additional guidelines:

- ✓ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ✓ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;

- ✓ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the municipality as a whole.

The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

Concept Plans

Concept plans represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- ✓ Ensure the efficient provision of infrastructure services;
- ✓ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- ✓ Provide design features for special purposes such as landscaping, buffers, open space, and pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, and any part of a concept plan that is inconsistent with the Official Community Plan has no applicability insofar as it is inconsistent.

Comprehensive Development Reviews

A Comprehensive Development Review may be completed by any person proposing to develop or rezone land for multi-parcel residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health, and economic issues appropriately, and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

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



- ✓ Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required, including, though not limited to, traffic studies to determine impacts upon the municipality's road and highway system, assessments of lands affected by flooding or slope hazards, risks to endangered species, heritage resource conservation, potential for ground and surface water pollution, and general risk to health and the environment.

Development Levies and Agreements

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

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

Service Agreements

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

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer. A Servicing Agreement may be required by all subdivision proponents. The requirements, conditions, and fees relating to Service Agreements may vary depending upon the level of required services.

Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in Wolseley. The municipality has input into the subdivision procedure as follows:

- ✓ The municipality provides comments on all subdivision applications within the municipality.
- ✓ The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the municipality's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality.

- ✓ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to Government Relations.

Monitoring Performance

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Town to inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The Plan shall be reviewed after five years, and before ten years, from the date of its adoption by Council to evaluate the plan's relevance regarding the stated goals, objectives, and policies.

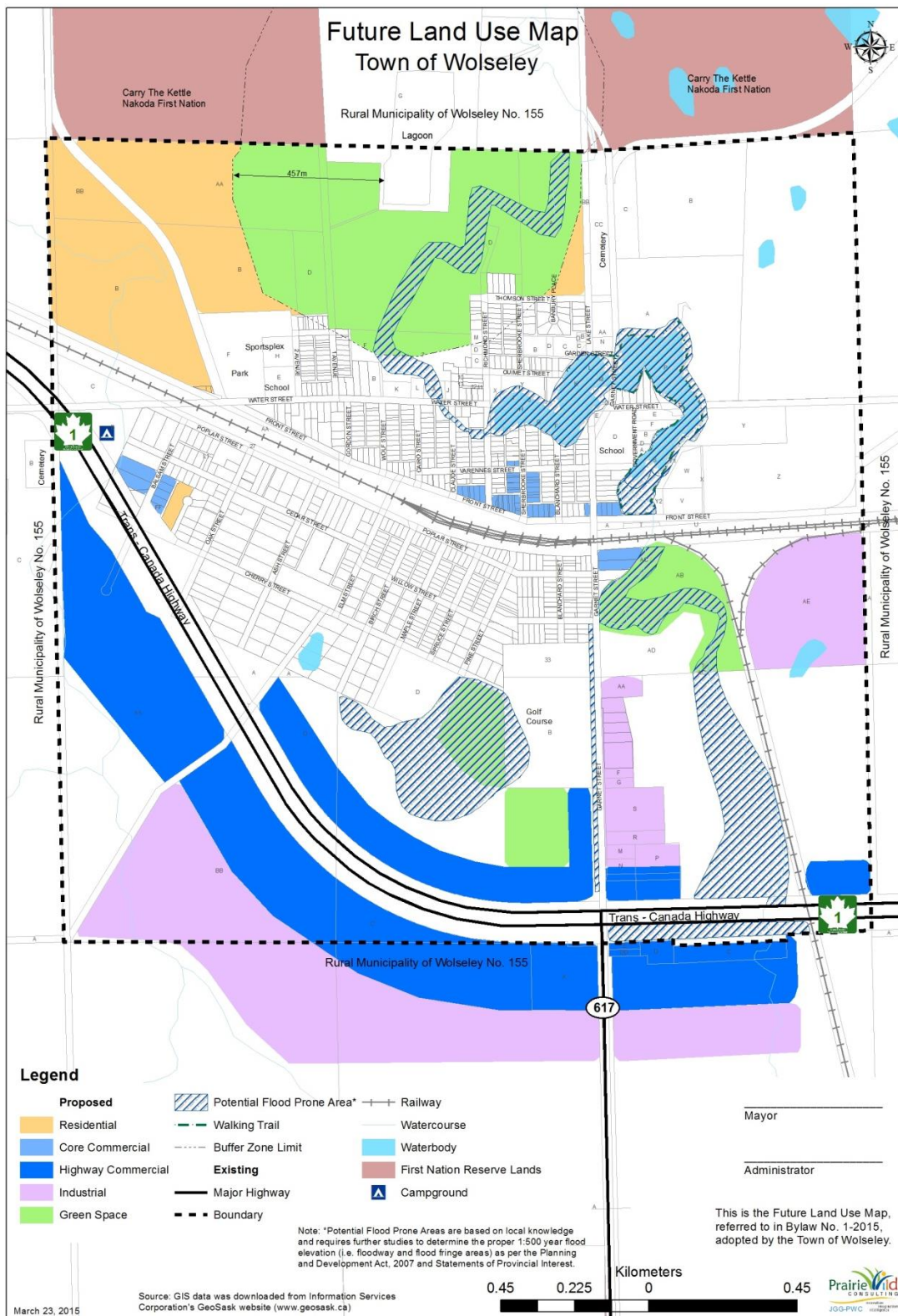
The Official Community Plan must be kept up to date to ensure that the document will continue to appropriately address the development issues facing the Town. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the municipality.

Amendment

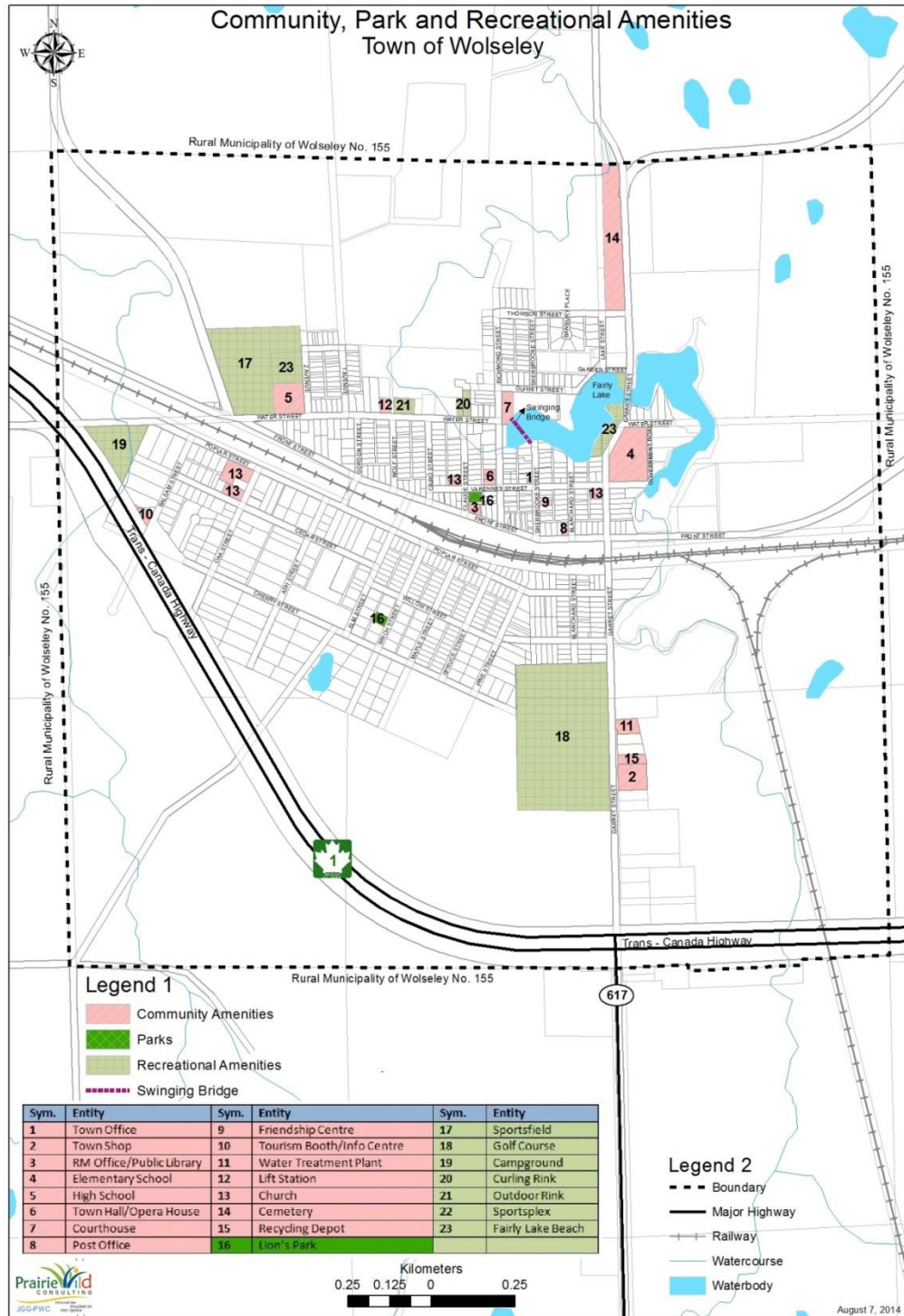
On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Town shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through the process of periodical review, amendments to the Plan will allow the Plan to continue to serve as an effective guide for Council regarding future developments of the municipality.

Appendices

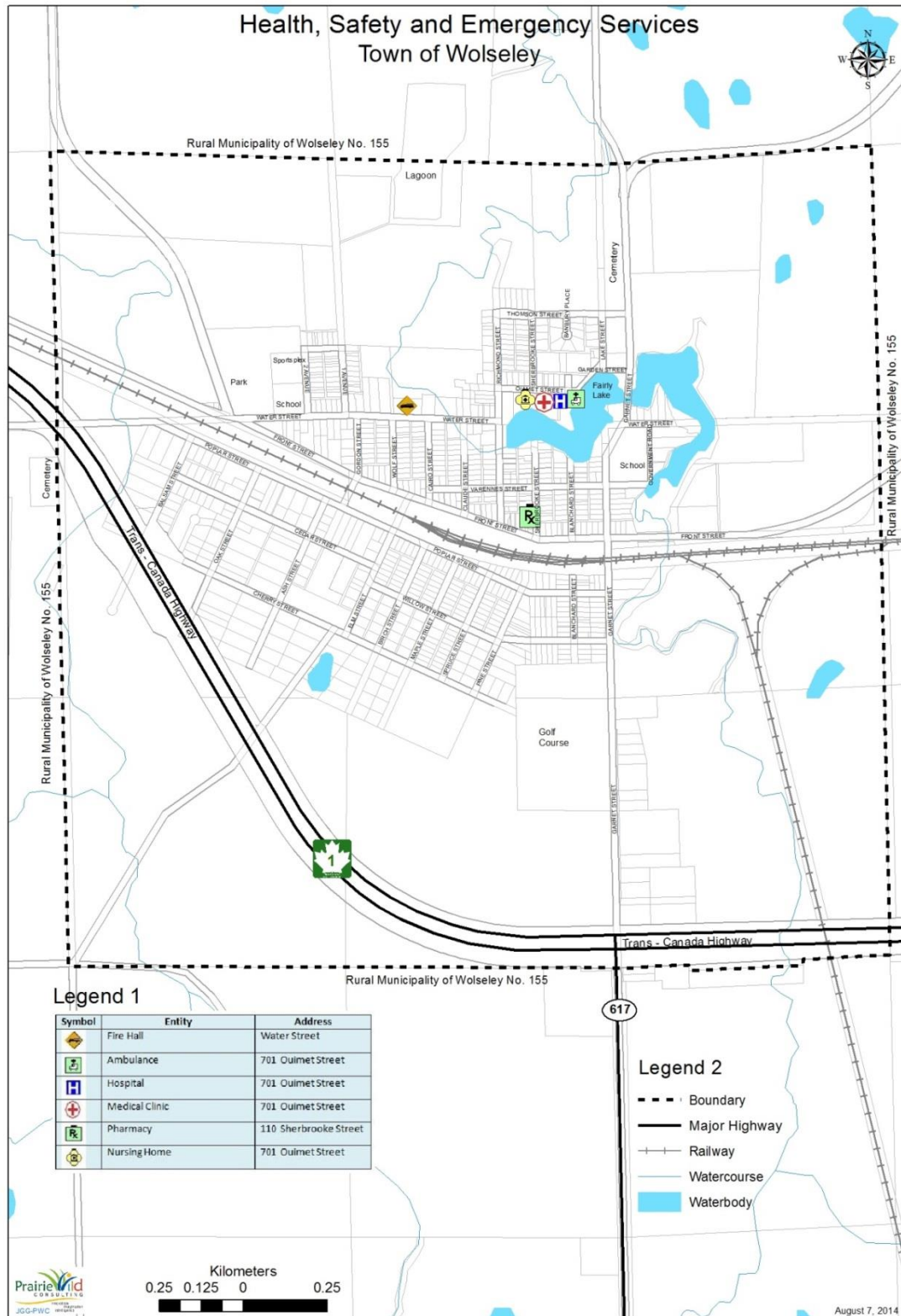
Appendix "A" – Town of Wolseley Future Land Use Map



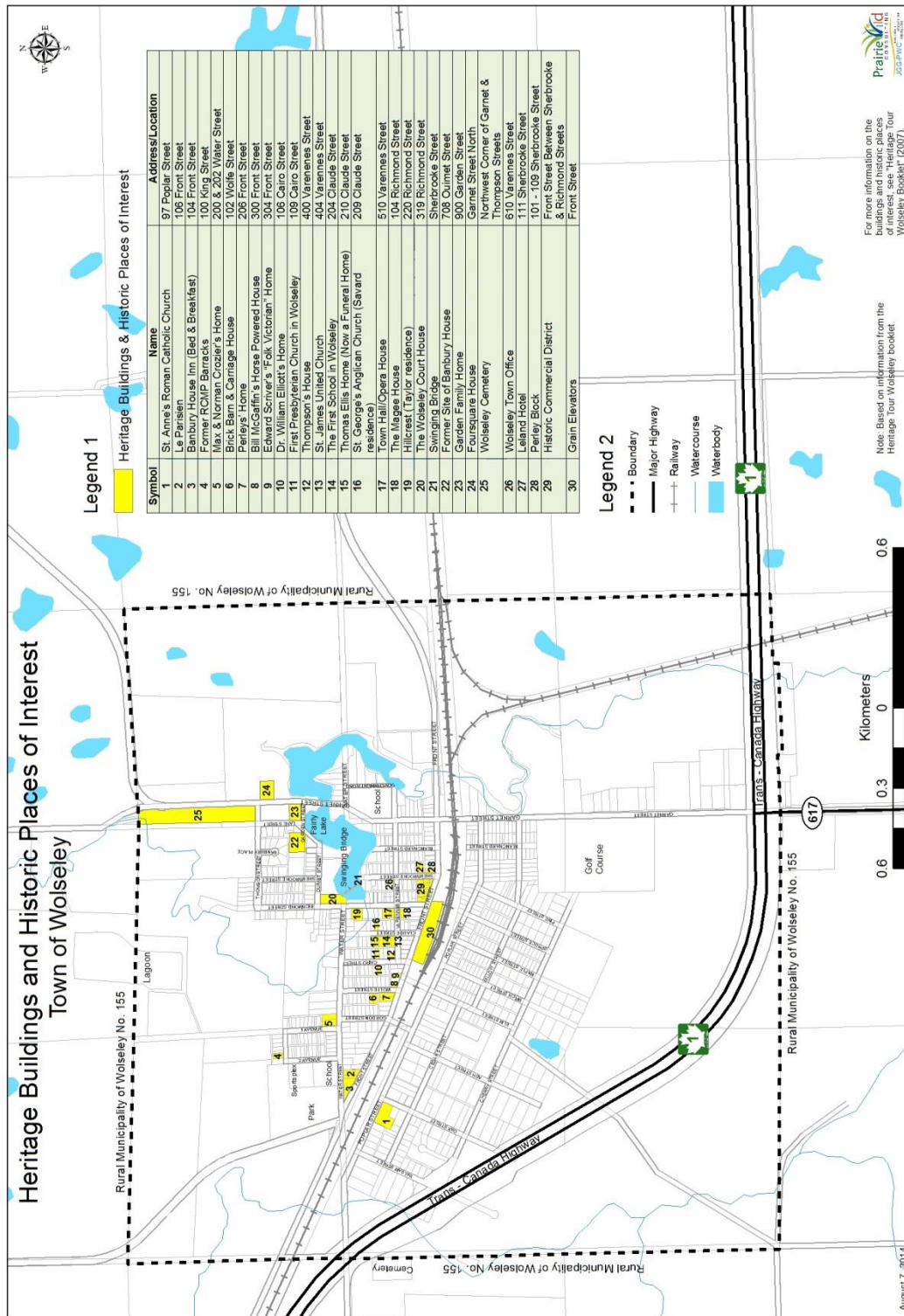
Appendix “B1” – Town of Wolseley Community, Park and Recreational Amenities



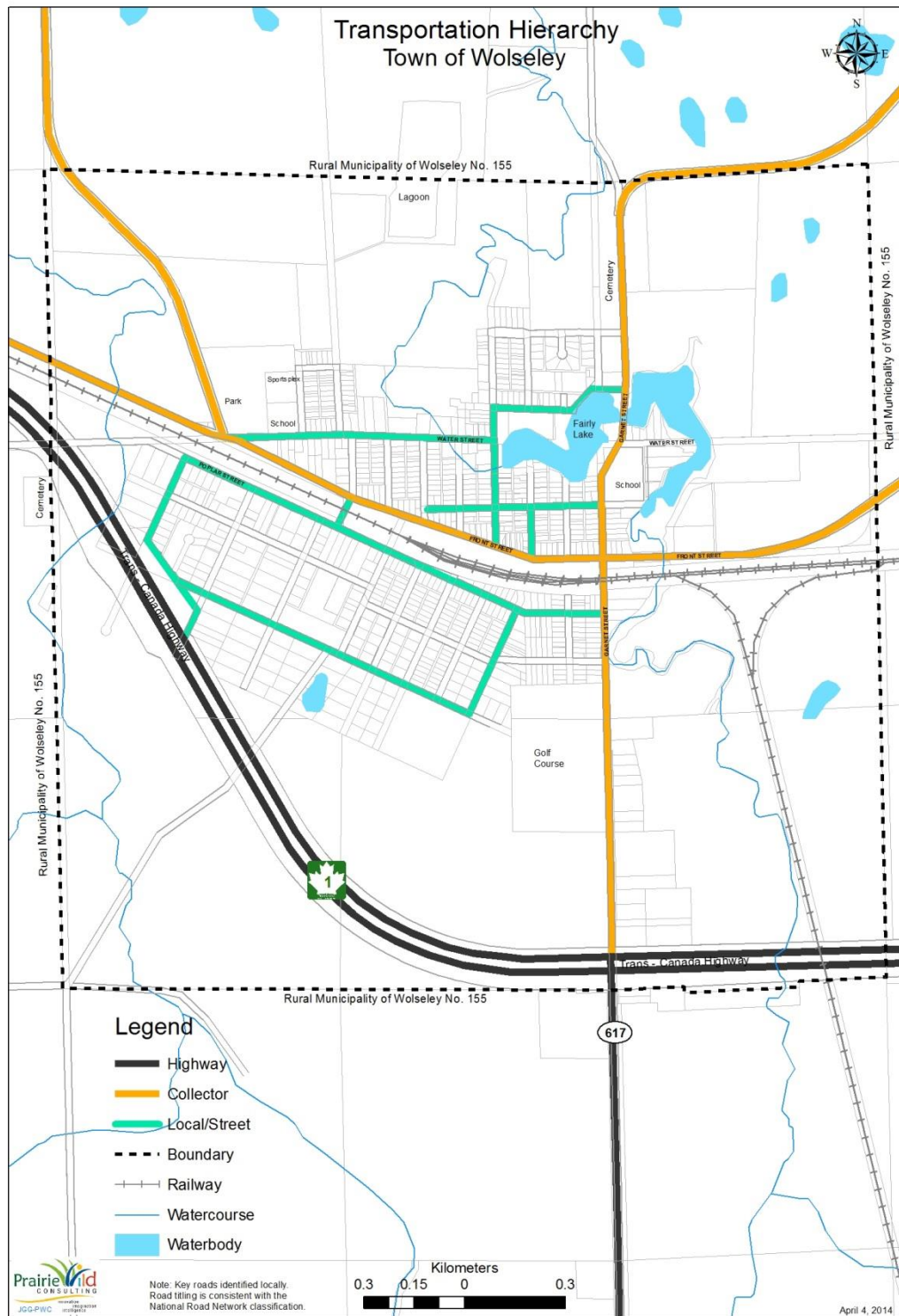
Appendix “B2” – Town of Wolseley Health, Safety, and Emergency Services



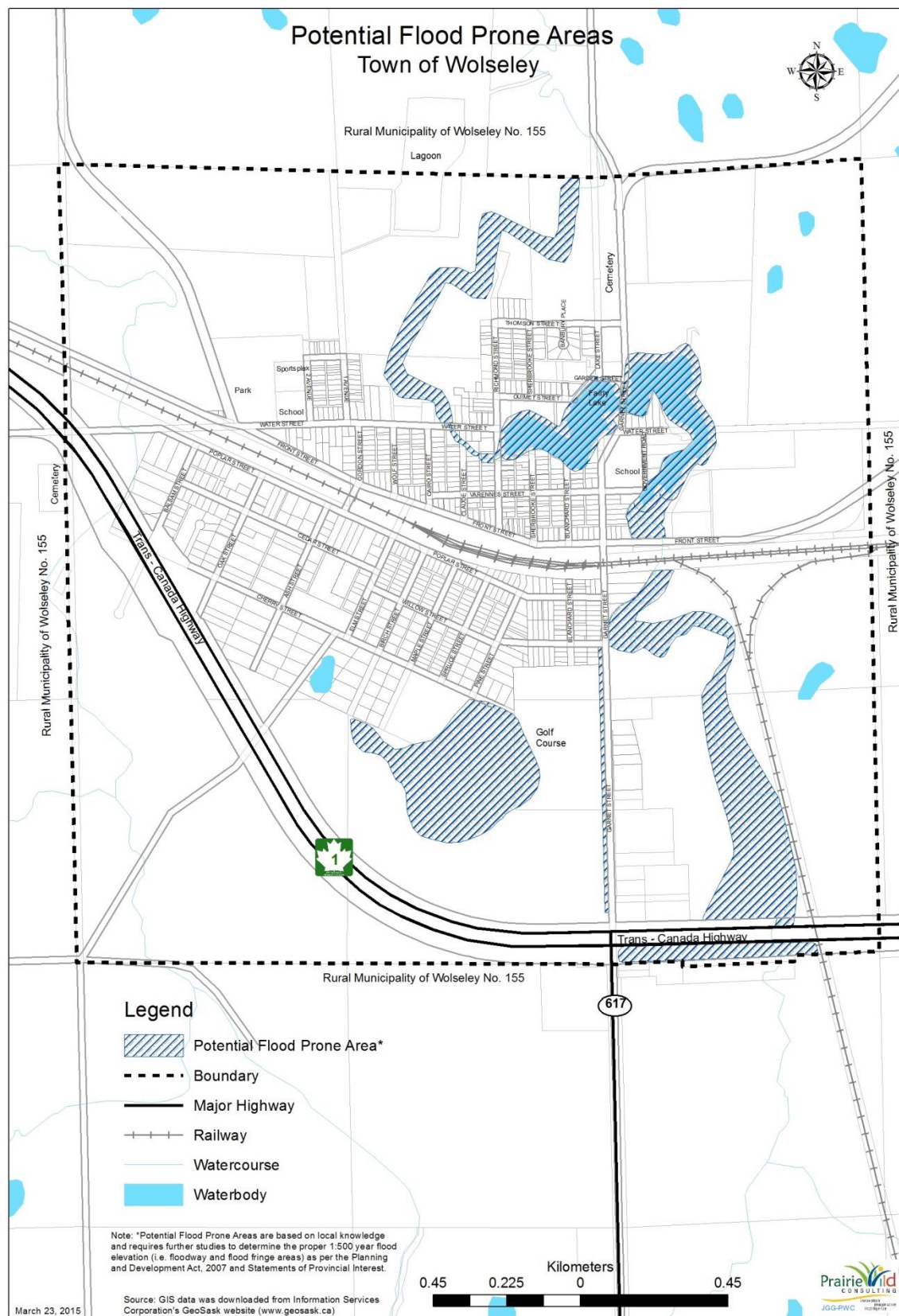
Appendix “B3” – Town of Wolseley Heritage Buildings and Historic Places of Interest



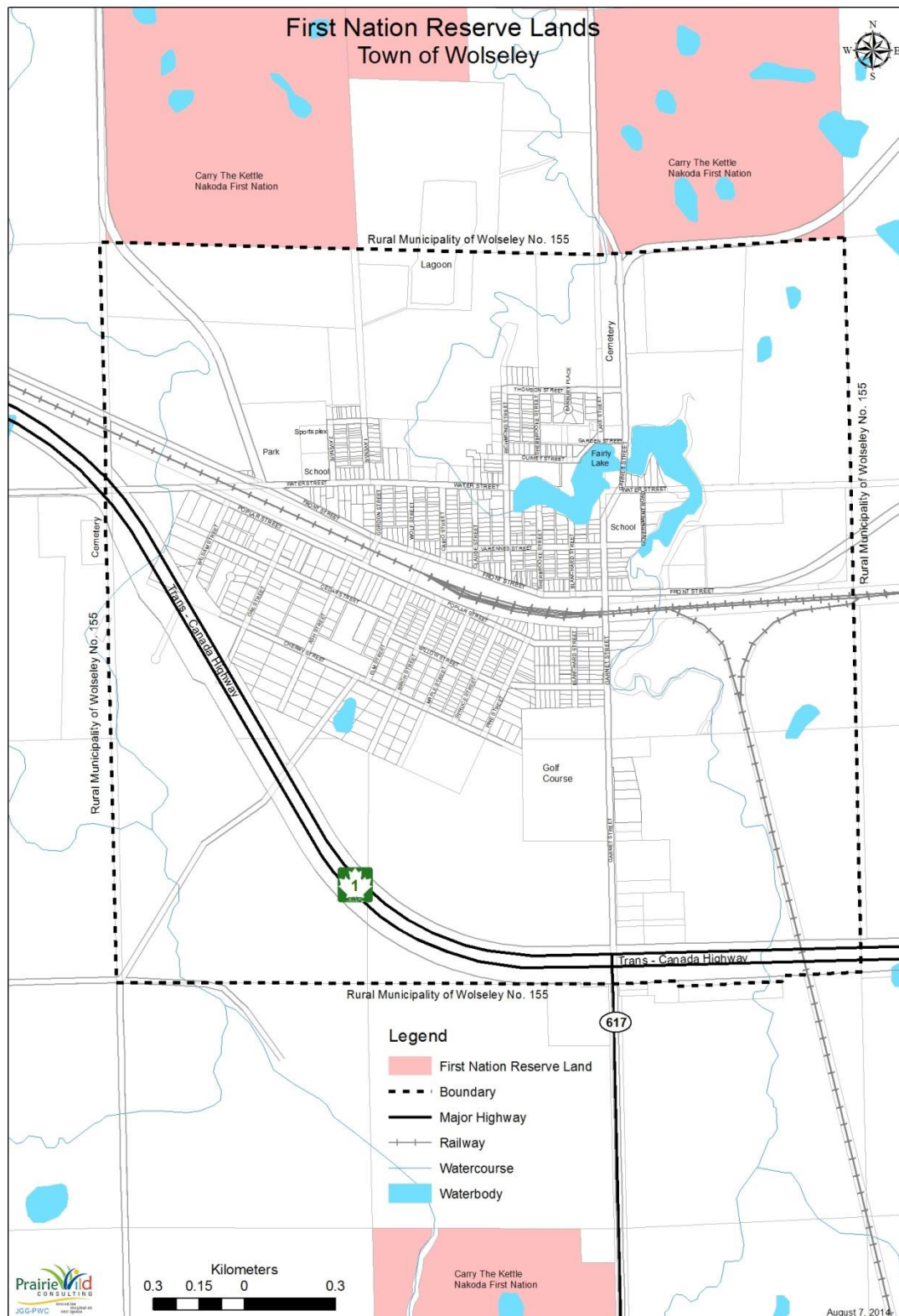
Appendix “B4” – Town of Wolsley Transportation Hierarchy



Appendix “B5” – Town of Wolseley Flood Prone Areas



Appendix "B6" – First Nation Reserve Lands



Appendix “C” – Defining Culture

Definition of Culture

Definition and Purpose of the Cultural Resource Use Partnership

The Cultural Resource Use Partnership (CRUP) is a volunteer-led, community driven initiative that defines and takes action on its commitment to support arts and culture in the region. The four participating CRUP communities include the Towns of Fort Qu’Appelle, Indian Head, and Wolseley, and the District of Katepwa.

The purpose of the regional cultural initiative is to:

- Catalyze and facilitate a supportive network between and amongst the four anchoring CRUP communities;
- To provide a vision that inspires and calls everyone to action, including the participating municipal CRUP Councils, workers, volunteers, the arts and culture community, and local residents and visitors, to support and develop arts and culture in the CRUP region;
- Provide a means for the arts and culture community to engage and act in partnership with the CRUP participating communities and the wider region.

Definition of Culture

Context:

The United Nations Education, Scientific and Cultural Organization (UNESCO) defines culture as follows: “ ... the practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artifacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognize as part of their cultural heritage.

This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity.

Culture comprises the whole complex of distinctive spiritual, material, intellectual and emotional features that characterize a society or social group, and includes not only arts and letters, but also modes of life, fundamental rights of human beings, value systems, traditions and beliefs.”

(www.unesco.org)

Operational Definitions of Culture in addition to the UNESCO definition include:

- Culture encompasses the arts and includes design arts, visual and performing arts, music, literary arts, electronic arts, communications and media, crafts, festivals and events.
- Culture includes arts, built and natural heritage, the history of the community, ethno-cultural identity and expression, language and literacy, urban design, artistic expression and creativity in all sectors of the economy and the community.

Cultural Resource Use Partnership Guiding (Founding) Principles

The following principles provide a framework from which each of the respective participating CRUP committees are developing their local based community and regional planning tools that will help guide the management of growth and development over the next 25+ years.

1. Importance of Culture

- Culture will be recognized, nurtured, encouraged, and promoted as an integral part of life in the CRUP region.
- Culture is a fundamental core component of community identity, and contributes strongly to sustaining community quality of life.
- Culture is important as it encompasses many elements, including arts, built and natural heritage, the history of the community, ethno-cultural expression, language and literacy, urban design, artistic expression, and creativity in all sectors of the economy and the community.
- Unique cultural assets and identity strengthen the region as a cultural tourism destination, supporting and enhancing other attractive features of the region.
- Local and regional cultural activity, organizations, resources and products are key elements for educating residents and visitors.
- Local and regional culture represents a diverse range of components which will enrich the lives of all of its citizens.

2. Sustainability and Growth of Culture

Culture is integral to quality of life, sustainable development and tourism in the region. The CRUP recognizes and endorses the following:

- A culture sector helps to attract and retain creative, entrepreneurial, skilled, committed, and enthusiastic businesses, workforce, and volunteers.
- An environment supportive of creativity is a catalyst for innovation and imagination, inspiring renewal, growth, prosperity, and vitality.
- The cultural community is comprised of a diverse group of artists, artisans, organizations, arts and cultural workers, and volunteers who are involved in the creation, production, presentation and distribution of arts and culture. Whether professional, semi-professional, or non-professional, all are important and valued.
- As the advocate and steward for arts and culture in the region, the CRUP will strive to create an environment in which the cultural community can be sustained and nurtured through economic investment and cultural renewal.
- The CRUP will strive to catalyze and facilitate an effective marketing and communications strategy for promoting regional cultural activities that will further community involvement in, and awareness of, arts and culture.
- The CRUP will encourage the participating CRUP municipalities and neighbouring municipalities to promote cultural activities in tourism and economic development initiatives.

- CRUP believes strongly that cultural identity is important to providing a framework for sustainable growth whereby municipalities that embrace and protect their sense of identity are able to respond to the evolving dynamics and needs of their citizens.
- Growth of a culture community requires strategic partnerships with private and public investors, and alliances between the for-profit and not-for-profit sectors, and government agencies.
- It is important to recognize and celebrate volunteers, arts and cultural achievements, and initiatives.
- Supporting the creation and enhancement of cultural education programs within the work of arts organizations encourages cultural renewal and growth.
- The CRUP's guiding principles requires ongoing planning and development, and annual evaluation of its cultural activity and growth.

3. Economic Impact of Culture

Culture provides significant contributions, both directly and indirectly, to economic development, community sustainability, and tourism in the region. The CRUP recognizes and endorses the following:

- Culture is an important pillar of a sustainable community.
- The quality of life, augmented by the community's cultural products, attracts business, industry, new residents, and consumers of cultural products. The arts community makes significant contributions to our economy.
- The real beneficiaries of cultural investment are Canadian communities.
- The tangible benefits of "cultural tourism" make significant contributions to our economy.
- Leisure travelers who include a culture/heritage activity in their trips travel longer distances, have longer stays and higher spending per trip compared to other leisure travelers.
- Canadians love culture and will travel great distances in their own country to attend certain events or experience unique parts of Canada's history or culture.
- Arts and culture are "cornerstones of the creative, knowledge-based economy". (based on *Conference Board of Canada, Valuing Culture: Measuring and Understanding Canada's Creative Economy*, August 2008).

4. Regional Support and Capacity Building for Arts and Culture

The CRUP has committed to investing in Arts and Culture. The CRUP recognizes and endorses the following:

- Support of artistic and cultural activities may be represented by both financial and other resources.
- The CRUP lends groups, artists, and not-for-profit organizations credibility and accountability. This recognition raises the status of artists, projects and organizations in the eyes of other potential supporters, funding groups, levels of government, and the private sector.
- Recognition through financial and other resources encourages capacity building of events, activities, and programs within the community.
- Public art and cultural amenities must be developed and maintained in order to enhance the quality of public spaces throughout the region.

5. Access to Arts and Culture

The CRUP recognizes the importance of making culture available to all persons and recognizes and endorses the following:

- It is important to provide cultural organizations with support and assistance in a pro-active manner for promotion, advertising, and marketing of cultural opportunities, activities, and events that are being held in the region.
- Clear communication is necessary between the CRUP municipalities and the cultural organizations to ensure that the circulation of information about cultural opportunities, activities, and events offered in the region are inclusionary.
- Making culture available to all persons is valuable and important, particularly to those with barriers to overcome or limited opportunities for exposure to cultural experiences and activities. Improved access to culture fosters social inclusion and cultural diversity.
- It is necessary to assess gaps and plan to address needs on an ongoing basis.

Appendix “D” – Wider Area of Cooperation

The Town of Wolseley together with the Towns of Indian Head and Fort Qu’Appelle, and the District of Katepwa has recently conducted community and cultural planning processes in each of their respective communities. Through the processes, community members within the District and Towns have identified other neighbouring communities as part of their wider area of cooperation. Section 3.14 of this Plan refers to opportunities identified for regional cooperation which should be further explored. The region contemplated consists of the Rural Municipalities of Chester No. 125, Montmartre No. 126, Wolseley No. 155, Indian Head No. 156, South Qu’Appelle No. 157, Abernethy No. 186, North Qu’Appelle No. 187, and Lipton No. 217; the Towns of Sintaluta, Qu’Appelle, and Balcarres; the Villages of Abernethy, Glenavon, Lebret, Lipton, and Montmartre; and the Resort Villages of B-Say-Tah and Fort San. Some time has been spent discussing the optimum size for the “area of cooperation”. This group of RMs is a natural fit in that one can drive to any event being held in this region less than half an hour. It was felt that a problem often encountered in Saskatchewan is that we have tried to work with unmanageably large regional areas. It is proposed that the merits of focusing the area of regional cooperation of these municipalities should be investigated. The wider area of cooperation including all of the municipalities is shown in the map in Appendix “C1.”

These communities are found in south east Saskatchewan and are approximately within a 100 kilometer radius of the City of Regina and City of Yorkton. The proximity of the communities to the Trans-Canada No. 1 Highway creates opportunities for trade, employment, and recreation. The central geological feature in this area is the Qu’Appelle Valley which runs east to west across southern Saskatchewan.⁴ This deep valley was formed about 14,000 years ago as the last ice sheet retreated northward and a series of coulee hills, shaped by the glacial deposition, now outline the valley.⁵ The winding Qu’Appelle River and underground springs shaped the four lakes in the valley that are called the Pasqua, Echo, Mission, and Katepwa Lakes. These lake systems form an important watershed system in southern Saskatchewan, and the streams and trails connect the communities in the Region.

Across the prairie landscape, this region shares the physical features of the Aspen Parkland Eco-region that is characterized by rolling hills, gullies, and large coulees. Vegetation on the coulee hills form a distinct pattern with Aspen trees filling the northern slopes and native fescue grasses and cacti growing on the drier southern-facing slopes. The climate of the Aspen Parkland is slightly cooler and has fewer droughts than the flat grasslands region. The region contains rich farmland that attracted agricultural settlements in the 1880s and continues to provide farming and ranching activities today.⁶

The Qu’Appelle Valley has historically served different purposes as human activities clustered around the lake.⁷ The prominent land uses include a natural habitat for hunting and fishing, an economic base for services and agricultural needs and natural amenities for outdoor recreation.

⁴ Encyclopedia of Saskatchewan, “Qu’Appelle Valley,” http://esask.uregina.ca/entry/quappelle_valley.html.

⁵ Ibid.

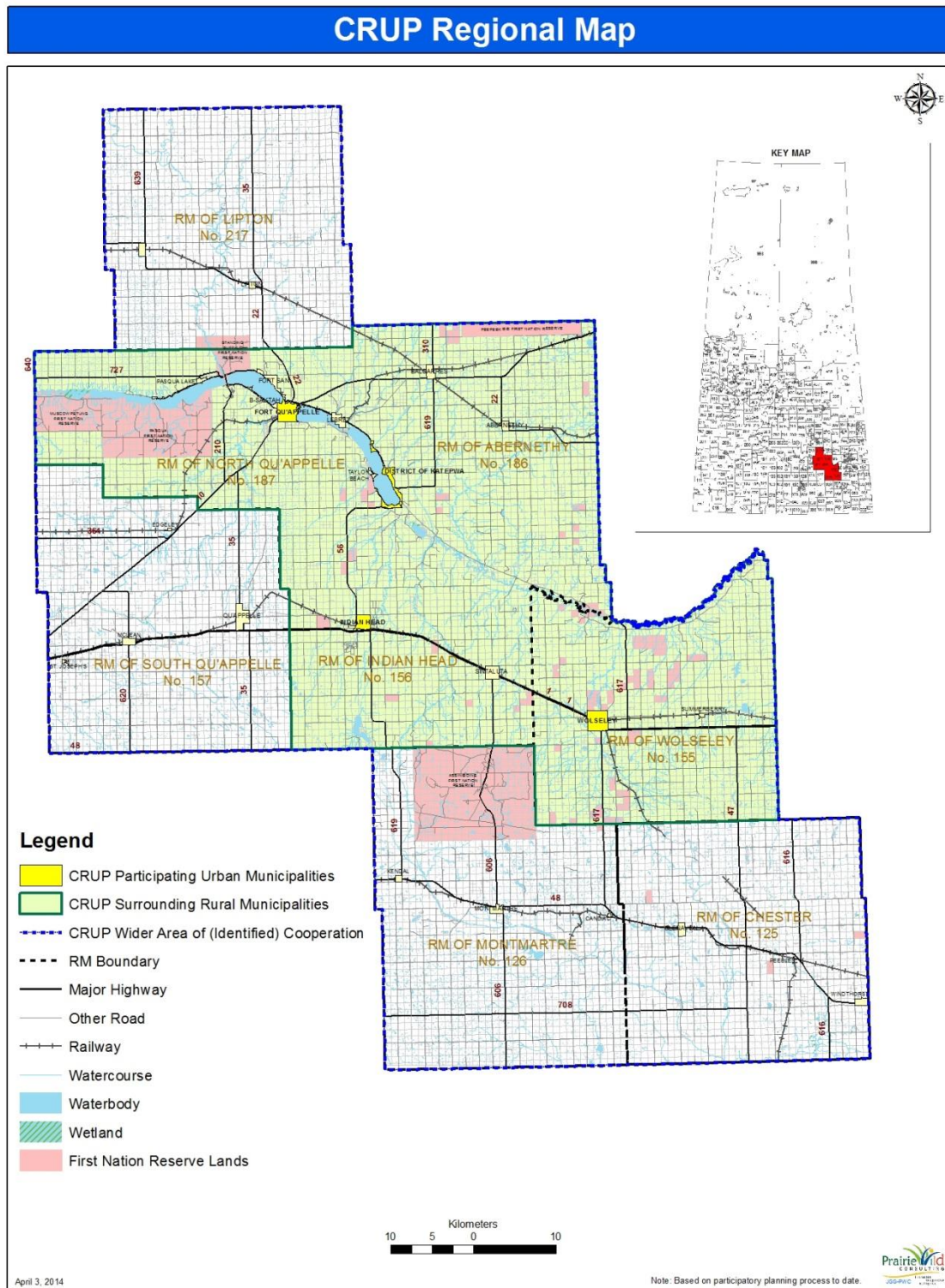
⁶ Encyclopedia of Saskatchewan. “Ecozones and Ecoregions”. http://esask.uregina.ca/entry/ecozones_and_ecoregions.html).

⁷ Encyclopedia of Saskatchewan. Qu’Appelle Valley. http://esask.uregina.ca/entry/quappelle_valley.html

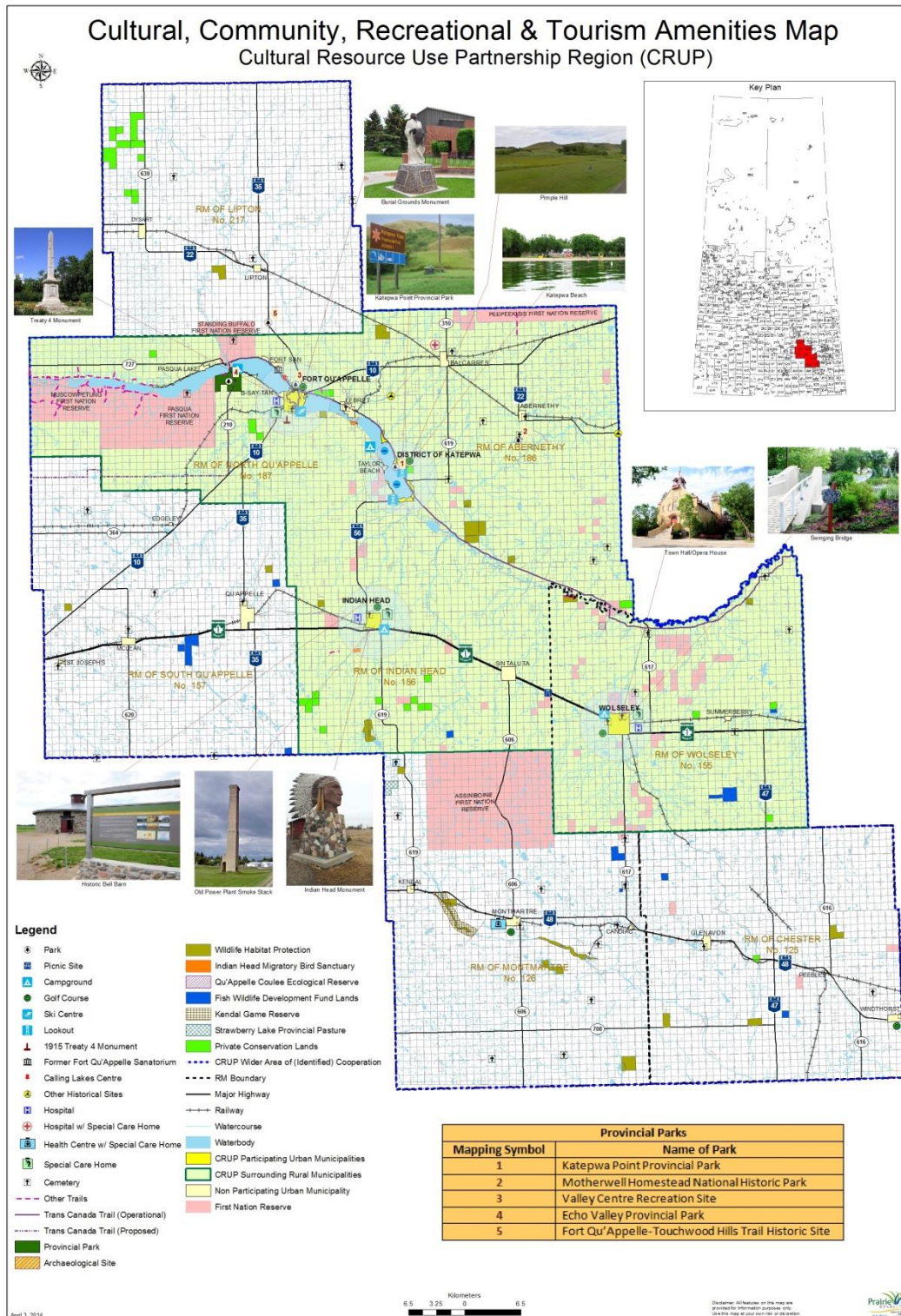
The communities participating in the cultural planning process have strong working relationships based on their commonalities and unique landscape. It was felt particularly important that the “area of cooperation” be as broad as possible and should include regional discussions regarding social, economic, cultural, and environmental concerns and opportunities.

While individual community plans are vital, it must be recognized that certain issues transcend the individual communities and can only be effectively addressed by regional action. With this in mind, it is important that the identification of the appropriate region and the desirability of creating a Regional Plan should be investigated.

Appendix “D1” – Cultural Resource Use Partnership (CRUP) Regional Map



Appendix “D2” – Cultural Resource Use Partnership (CRUP) Region Cultural, Community, Recreational, & Tourism Amenities Map



Appendix “E” - Town of Wolseley Action Plan Table

Policy Section/ Action	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid- term, 10+ years	Current Status	Reporting Period Status Update Typically annually for most items
General		P 13			
Community Engagement		P 16			

Residential Land Use		P 17			
Community Economic Development		P 20			

Community Services		P 25			
Recreation and Tourism		P 28			

Natural Hazard and Ecological Sensitive Lands		P 31			
Ground and Source Water Protection		P 35			

Municipal and Environmental Reserves		P 37			
Heritage and Cultural Resources		P 39			

Public Health and Safety		P 45			
Infrastructure: Public Utilities		P 47			

Transportation Networks		P 49			
Regional and Inter-Municipal Cooperation		P 52			

Future Urban Development		P 54			
First Nations Treaty Entitlements and Urban Reserves		P 56			