

2013

Town of Blaine Lake & Village of Marcelin Inter-Municipal Plan



2013-03

Table of Contents

Section 1: Introduction.....	5
1.1 Area Covered by the Plan.....	5
1.2 Purpose of an Official Community Plan.....	5
1.3 Legislative Authority	6
1.4 Regional Context.....	6
1.5 Community Issues and Priorities.....	7
1.6 Format of the Plan	8
1.7 Guiding Growth in the Town of Blaine Lake & Village of Marcelin District	9
1.8 Guiding Principles	9
Section 2: Community Voice and Engagement.....	10
2.1 Community Engagement.....	10
2.2 Community Engagement Approaches Utilized.....	10
2.3 Foundations for Success.....	12
2.4 Community Vision.....	12
2.5 Goals of the District	13
Section 3: General Urban Policies	14
3.1 Introduction	14
3.2 General Land Use Policies for New Development.....	14
3.3 General Location Policies for New Development.....	15
3.4 Community Engagement Policies.....	16
3.5 Social and Cultural Well-Being	17
3.6 Public Health and Safety	19
3.7 Community Services and Public Facilities.....	20
3.8 Residential Development.....	22
3.9 Economic Development	25
3.10 Commercial Development	27
3.11 Industrial Development	30
3.12 Recreation and Park Space.....	32
3.13 Infrastructure: Public Utilities and Facilities.....	35

3.14 Transportation	38
3.15 Ground and Source Water Protection.....	41
3.16 Heritage Resources and Sensitive Environment.....	42
3.17 Future Urban Development	44
3.18 Treaty Land Entitlements and Specific Claims.....	46
Section 4: The Town of Blaine Lake	48
4.1 Community Services and Public Facilities.....	48
4.2 Residential Development	49
4.3 Commercial Development	49
4.4 Heritage Resources	49
4.5 Recreation and Park Space.....	49
4.6 Infrastructure: Public Utilities and Facilities.....	49
Section 5: The Village of Marcelin.....	50
5.1 Planned Unit Development	50
5.2 Commercial Development	51
5.3 Heritage Resources	51
5.4 Urban Agricultural Areas	51
Section 6: Inter-Jurisdictional Co-operation.....	52
6.1 Inter-Municipal Agreements	52
6.2 Joint Management Areas	53
6.3 Revenue Sharing	53
6.4 Annexation.....	54
Section 7: Implementation and Administration	55
7.1 Planning Tools.....	55
7.2 Adoption of this Inter-Municipal Plan	55
7.3 Adoption of Municipal Zoning Bylaws.....	55
7.4 Definitions.....	56
7.5 Existing and Non-Conforming Uses	56
7.6 Contract Zoning.....	56
7.7 Direct Control District	57

7.8 Concept Plans.....	57
7.9 Special Studies	58
7.10 Public Works	58
7.11 Design Standards and Guidelines	58
7.12 Development Levies and Agreements.....	58
7.13 Servicing Agreements	58
7.14 Subdivision Process	59
7.15 Conflict Resolution	60
7.16 Monitoring Progress	60
Appendix “A” Village of Marcelin Future Land Use Map	62
Appendix “B” Town of Blaine Lake Future Land Use Map	64
Appendix “C” Urban Infrastructure Capacities.....	65
Appendix “D” Town and Village Overview	66

Section 1: Introduction

1.1 Area Covered by the Plan

This Official Community Plan, hereinafter referred to as the Inter-Municipal Plan or the Plan, applies to the Town of Blaine Lake and Village of Marcelin. The Plan enables growth and change through policies that will guide these Municipalities with their development-related decisions to ensure the area develops as intended by the Plan under an established decision-making process.

1.2 Purpose of an Official Community Plan

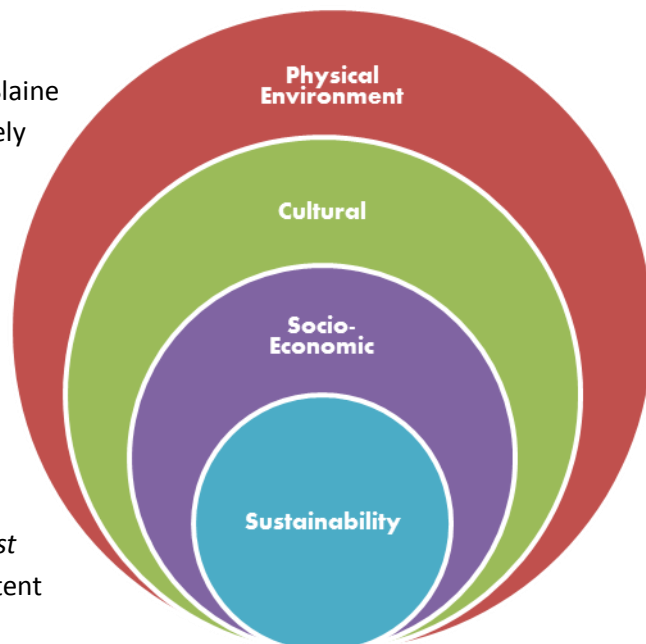
In Saskatchewan, *The Planning and Development Act, 2007* states that:

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, provides the legislative framework for the preparation and adoption of an Inter-Municipal Plan. An Official Community Plan addresses future land use, development and other matters of Inter-Municipal concern affecting lands within the plan boundaries as agreed to by the participating Municipalities. In addition, this Plan will include provisions for administration, amendment and repeal of the Plan.

This Inter-Municipal Plan is intended to guide the Town of Blaine Lake and the Village of Marcelin for a period of approximately twenty years 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 of Blaine Lake and the Village of Marcelin.

The Municipalities shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007*, *The Statements of Provincial Interest* and their respective Zoning Bylaws as required to be consistent with the policies and provisions of this Inter-Municipal Plan.



1.3 Legislative Authority

The Plan meets the legislative requirement of an Official Community Plan as outlined by *The Planning and Development Act, 2007*. The Plan has been established and adopted in accordance with the provisions of Sections 32 and 35 of *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*. As a statutory plan, it has been adopted by both Town and Village Council as a Bylaw after a mandatory public hearing.

1.4 Regional Context

This represents the first time an Inter-Municipal Plan has been adopted by either of the Town of Blaine Lake or the Village of Marcelin. The Plan has been developed as a collaborative initiative between the Town and Village to guide development opportunities by highlighting the land use potentials that exist in their Urban Municipalities for the benefit of the surrounding district.

These Communities are located in central Saskatchewan amongst three of Saskatchewan's key urban cities of Prince Albert, Saskatoon and North Battleford. This district is framed by the North Saskatchewan River to the south and east, rolling farmland to the west and considered a gateway to the lakes and lands of northern Saskatchewan. These Communities neighbour and are considered as contributing partners to the internationally renowned UNESCO Redberry Lake Biosphere Reserve.¹

The Town of Blaine Lake is located at the junction of Highways #12 and #40, and the Village of Marcelin is located just northeast of Blaine Lake along Highway #40. Both lie within the Rural Municipality of Blaine Lake No. 434 and act as service areas for the district.

The 2011 census records a total population of 956 people in the area of which 510 reside in the Town of Blaine Lake, 158 in the Village of Marcelin, and 288 in the Rural Municipality.² Together, these communities are experiencing increased demand for new commercial, agri-industrial and residential development. A more detailed "Community Overview" is found in Appendix "D".

The makeup of the surrounding area includes farmers, service and trades people, and commuters who live in the area and work in one of the neighbouring municipalities or cities. Residents living within the Rural Municipality value the services and amenities of the Town and Village and likewise the Town and Village people value the support from their rural neighbours. Together the rural and urban municipalities support the coordination of development initiatives on a District-wide basis to stabilize and expand the population in all communities.

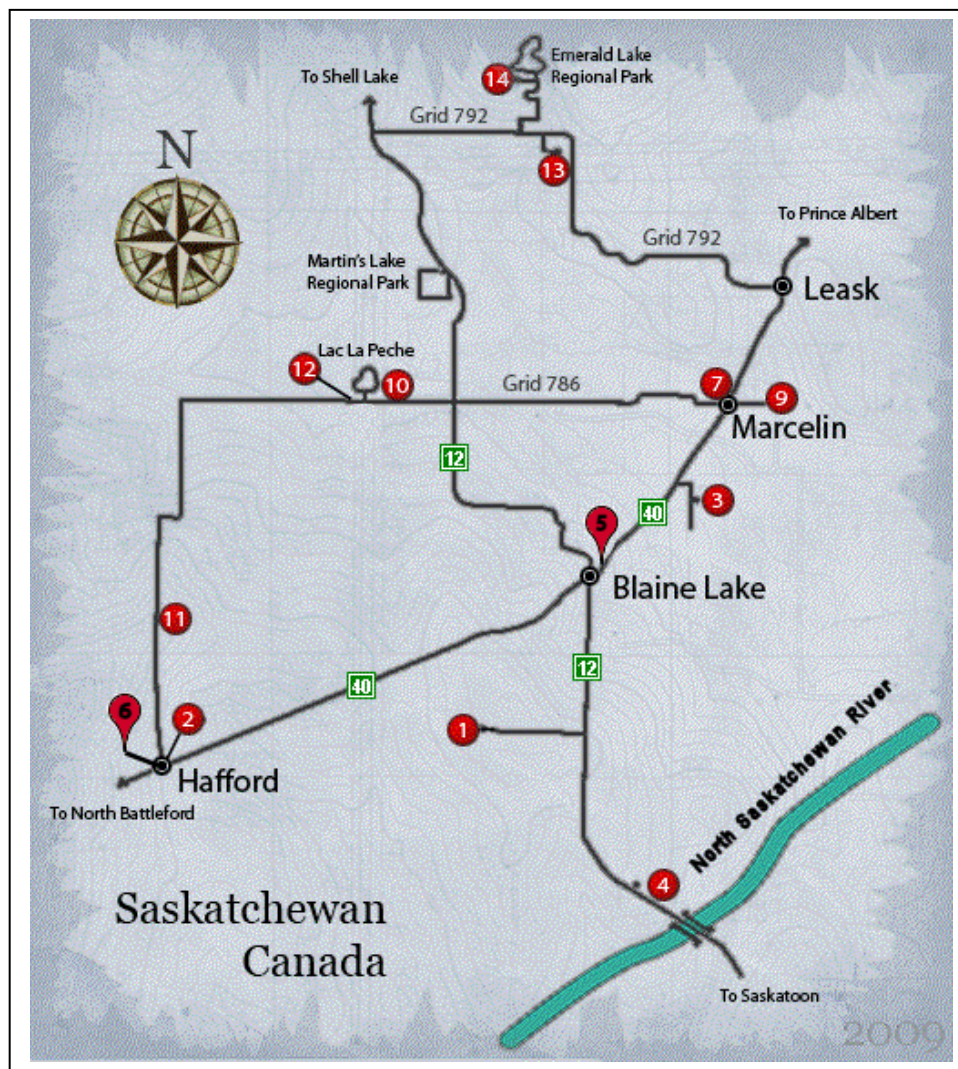
¹ The Redberry Lake Biosphere Reserve coincides with the Redberry Lake watershed. At the center of this closed watershed is a saline lake called Redberry Lake. Several jurisdictions are nested within or overlap with the watershed: the RMs of Redberry (RM 435), Meeting Lake (RM 466), Great Bend (RM 405) and Douglas (RM 436).

² Census of Canada (2011). *Community Profiles*. Ottawa, Ontario. Accessed July 9, 2013 from (<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>)

1.5 Community Issues and Priorities

Findings from the consultative processes, together with technical research, have focused the Plan on the issues residents and land owners identified as of prime importance for the future of the Inter-Municipal District, notably the need for greater certainty when it comes to land uses. These communities have the opportunity to take an Inter-Municipal approach to:

- ❖ Attract new residents to the District to support local amenities and increase tax base;
- ❖ Take advantage of the existing infrastructure, central location, community assets;
- ❖ Market economic opportunities - recreational, commercial and industrial; and
- ❖ Enhance inter-municipal cooperation beyond the Town and Village.



Source: maps.google.ca.2009

1.6 Format of the Plan

The Inter-Municipal Plan is divided into six major parts:

Section 1	An Introduction to the Inter-Municipal Plan, providing some general background information and guidance.
Section 2	Community voice and engagement process. The vision, goals, general principles of the District.
Section 3	Provides General Urban Development policies which will guide the overall use, planning and development of land in the Town of Blaine Lake and Village of Marcelin. Sections include: Community Engagement, Residential, Commercial, Industrial, Recreational, Community Services, Heritage Resources, Transportation, Utilities, and Future Urban Development.
Section 4	Provides policy directions specific to the Town of Blaine Lake.
Section 5	Provides policy directions specific to the Village of Marcelin.
Section 6	Offers inter-jurisdictional dialogue opportunities.
Section 7	Presents the tools available for the Municipalities and their Councils to administer the Inter-Municipal Plan.

The **Policies** of the Plan are action statements intended to address particular issues and advance the community 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. The “Future Land Use Map” (Appendix “A” and “B”) for each the Town of Blaine Lake and Village of Marcelin individually, illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and other settlement features. Each “Future Land Use Map” is attached to and forms an integral part of this Inter-Municipal Plan.

1.7 Guiding Growth in the Town of Blaine Lake & Village of Marcelin District

Introduction

The overall goal of the Town of Blaine Lake and Village of Marcelin is the cooperative provision of effective, efficient and high quality services for both urban and rural residents in the area. The Town and Village would like to work together and in complement with one another to ensure a wide range of services and amenities exist. The focus of this collaboration is based on the premise that ‘we are better together’ in working to improve future growth and development rather than working in isolation.

Each participating Municipality recognizes and respects each other’s need for local autonomy where it makes sense. This comes with the understanding that municipal boundaries are only a means by which good neighbourly relations are established that benefit each community and the region as a whole, and that similarities are more likely to cross municipal borders than not. With this basic premise in mind the following principles and goals have been developed.

1.8 Guiding Principles

This Inter-Municipal Plan:

- ❖ Strives to maintain the small town character and quality of life.
- ❖ Encourages sustainable development and growth which efficiently uses land and existing transportation, infrastructure, and provides for the affordable servicing of land in order to limit the fragmentation of land.
- ❖ Recommends taking advantage of the proximity to the major urban centres to promote industrial and agricultural diversification.
- ❖ Promotes Inter-Municipal co-operation and public/private partnerships to stimulate community initiatives through land development in a manner that contributes positively to the well-being of the communities in the District.
- ❖ Profiles the District’s economic, cultural, heritage and natural resources and the need to organize community development initiatives which promote business investment and expansion, job creation, business stabilization and economic growth in the Town of Blaine Lake and Village of Marcelin.
- ❖ Preserves, connects, and enhances natural areas for eco-tourism, agriculture, health and recreation for their contribution to the quality of life enjoyed by residents.

Section 2: Community Voice and Engagement

2.1 Community Engagement

Community engagement is an important component of the Inter-Municipal Plan. One of the most valuable sources of information is gained through local wisdom and experience to write local policy. A number of community members, stakeholders and business owners from the local area have participated in various meetings and data collection.

The public was invited to share their local wisdom and experience to help plan for the future growth and development of the area. Information derived from this community engagement helped to inform the Town of Blaine Lake and Village of Marcelin community goals, objectives and policies. Community members were also able to provide input by means of a survey.

2.2 Community Engagement Approaches Utilized

The process for the generation of this Inter-Municipal Plan and the facilitation design utilized is based on best practices intended to ensure time for community capacity-building and quality results 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, 1999).³

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

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 District Planning group move through the process in a timely manner. 	<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>	

³ Cooperrider, D. L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.

Decision Making Model

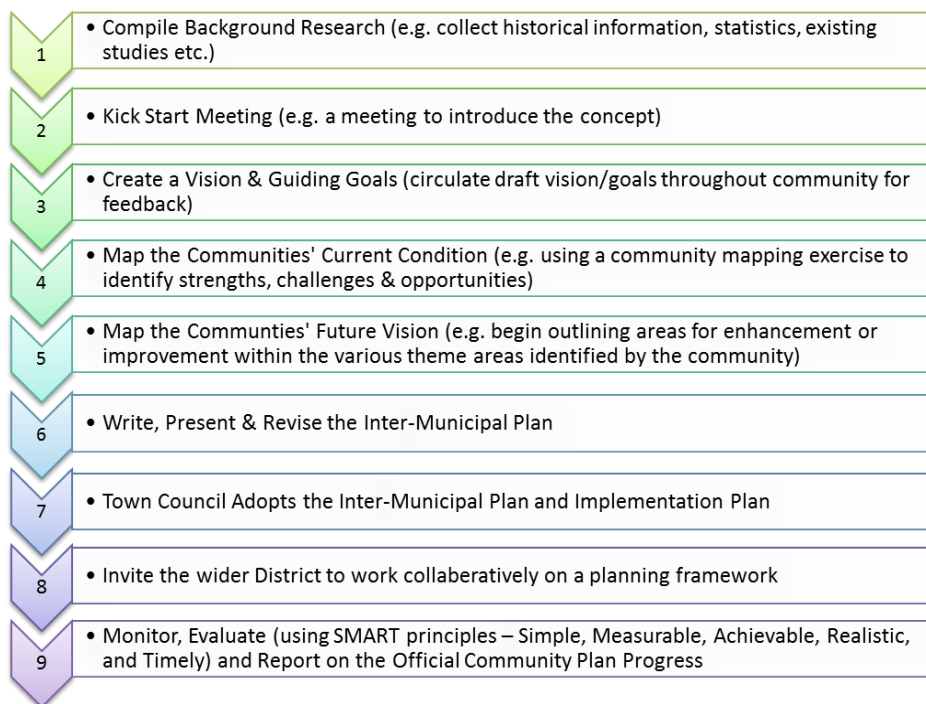
As a method to demonstrate the importance of everyone's voice during this process, a decision making model was presented as part of the presentation. This model, as developed by Action & Associates, is a mechanism to demonstrate how decisions are made.

This model is based on hearing a wide variety of opinions ranging 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 I will support the group's decision, I don't like it.



Town of Blaine Lake and Village of Marcelin Inter-Municipal Plan Process Framework

The Blaine Lake and Marcelin Plan framework provides actual policies and tangible targets, measures and outcomes to drive subsequent and on-going actions, programs, services and further policy direction. The Inter-Municipal Plan is operated through utilization of a 9-step process.



2.3 Foundations for Success

To get an understanding of what the participants wanted to gain from this experience, community members were asked to share any goals and learning's to be achieved. The following responses helped set the tone and foundations for success.

- Participation
- Have an agenda
- Keep focused and on track
- Be positive
- One person speaking at a time
- Have fun
- Laughter
- Ensure we have coffee and refreshments
- Be open to our potential and listen
- Share our learning's with those not able to attend



2.4 Community Vision

This vision statement is intended to give a broad, aspirational image of the future that someone or a group of people is aiming to achieve. The vision statement is writing in present tense, in a positive tone and is easy to understand. From this exercise the following vision statement was created:

OUR SHARED DISTRICT VISION

The Town of Blaine Lake and the Village of Marcelin are known especially for their friendly and helpful people and variety of community amenities.

Our beautiful, vibrant District is framed by bountiful lands and waterways and is enriched by our agricultural roots.

Drawing from our strong cultural heritage we thrive as a District – building, growing, and taking pride in our communities - welcoming residents and visitors alike.

2.5 Goals of the District

This Inter-Municipal Plan responds to the requirements of *The Planning and Development Act, 2007*, by providing policies based upon “Community Goals” for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Councils will be based upon these goals.

Residential Development: To provide for a diverse range of housing types required to serve the current and future lifecycle needs of the people and their families within each Municipality.

Economic Development: Drawing on the strengths of existing infrastructure and central location, the Town and Village will grow, nurture and market planned and located economic opportunities – agriculturally related activities, recreational, tourism, commercial and related industrial development to share the benefits among the Town of Blaine Lake, the Village of Marcelin and the greater district.



Environmental Management: To minimize air, water, and soil pollution, reduce resource consumption and to protect natural systems while encouraging access and development on land surrounding the Town and Village.

Heritage Resources: To create a complete inventory of heritage assets in the Town of Blaine Lake and Village of Marcelin with the aim of conserving and interpreting resources in a manner that is appropriate and complementary to other potential development in the area. This includes natural, built and intangible forms of heritage respectively including churches, halls, and the telling of the stories of local inhabitants and pioneers.



Sustainable Servicing: To support economic and social growth in the region in a safe and economically sustainable manner by locating new development in serviced areas where possible to ensure the efficient and effective usage of municipal infrastructure.

Community Development: To view the Town and Village as collaborative focal points for community services and the best location for urban-scale developments.

Agricultural Pride: To honour and support the pride which people of this District have for its agricultural heart.

Inter-Municipal Cooperation: To participate in and foster dialogue between the Town of Blaine Lake and Village of Marcelin. These communities will seek to participate and be good neighbours to other complementary regional initiatives including though not limited to the Redberry Lake Biosphere Reserve, 55-40 Planning Group, and surrounding economic development organizations.

Section 3: General Urban Policies

3.1 Introduction

This section of the Plan will deal with the residential, parks and open space, community service, industrial, commercial and agricultural land uses within the Town of Blaine Lake and Village of Marcelin. It will discuss the current land use issues and put forward policies to enhance the quality of life for residents in the District. The Plan will address such items as:

- a) Identification of sufficient land to address the long-term physical growth;
- b) Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized; and
- c) Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation, and community service.

In managing change, the Communities will undertake comprehensive, integrated and long-term planning to ensure that developments are compatible with the landscape quality of the area, can be sustained by service levels, and meet Provincial Interests.

The policies in this section are broad in scope and applicable to both urban municipalities. Section 3 and Section 4 contains policies specific to the Town of Blaine Lake and the Village of Marcelin.

3.2 General Land Use Policies for New Development

- .1 The Urban Centres of Marcelin and Blaine Lake will strive to provide an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, and institutional amenities to meet anticipated long-term need.
- .2 The growth of urban municipalities will be encouraged. They shall be the major focal point for community based development including residential and non-residential developments that provide basic services to the community and the surrounding District.
- .3 All policies related to land use, transportation, servicing and other aspects of planning shall be consistent with the goal of protecting the quality of the natural environment.
- .4 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. The types of development and uses allowed in each land use district, the associated supplementary requirements and development standards will be specified in the individual Municipality's Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards.

- .5 Public safety and health requirements shall guide all development. A proposal shall be discouraged when 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.
- .6 Development and subdivision plans that offer innovative or alternative design features such as alternative energy sources shall be encouraged where they are consistent with Plan policies. Sustainable initiatives such as the use of alternative building methods, recycled building products, renewable energy sources, innovative waste water and water reduction strategies shall be promoted.
- .7 The Plan will ensure compliance with the Building Bylaw to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada.



3.3 General Location Policies for New Development

- .1 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.
- .2 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 affected Municipality that the proposed development would maintain the overall intent of the Inter-Municipal Plan policies.
- .3 New development shall be prohibited in a flood way of the 1:500 year flood elevation of any watercourse or waterbody. If a new building or alteration is approved in a flood prone zone, flood proofing to an elevation 0.5 meters above the 1:500 year flood elevation is required.
- .4 Development of land should be guided by conceptual plans, to provide orderly, efficient and environmentally safe land use. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, minimize conflict with adjacent land uses and recognize significant features, including environmental constraints.
- .5 Scattered development will be discouraged. The impact of growth will not place an undue strain on municipal infrastructure or public service facilities which are planned, available, and suitable for the development and shall protect public health and safety over the long-term.

- .6 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.
- .7 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.
- .8 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .9 Emergency and responsiveness plans shall be current and reflect changes in land use or activities.
- .10 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- .11 Land uses or activities that are detrimental to the health, safety, general welfare of persons residing or working in the Town or Village will be discouraged.
- .12 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the small community lifestyle.



3.4 Community Engagement Policies

The Town of Blaine Lake and the Village of Marcelin are committed to open and transparent processes, in order to recognize the needs and wants of the community as a whole. The Town and Village would like to improve communications in order to have a stronger relationship among all citizens. Both the Town and Village are vibrant and cultural communities, with many assets, and the maintenance of this spirit will be seen as a priority. Involvement of all community members, regardless of social and economic standings, including those who live outside of the Town and Village, will be a cause for celebration.

Objectives

- ❖ To promote communication among all residents and businesses.
- ❖ To continue to engage the public in community initiatives.
- ❖ To encourage and foster local stewardship and citizen participation in Town and Village Committees.
- ❖ To promote a strong awareness of municipal happenings and events, new regulations (i.e. bylaws) among residents, businesses and other land owners.

Policies

- .1 The Town and Village will encourage and enhance broad community engagement in planning and decision making by ensuring an open and transparent process and communication is utilized to involve all residents within the Town and wider District.
- .2 The Town and Village will regularly communicate with the community through mediums that connect the public together with municipal officials including though not limited to print, web-based, radio and open forums allowing public participation.
- .3 The Town and Village shall improve community relations between residents, business and industries within and outside of their borders.
- .4 The Town of Blaine Lake and Village of Marcelin will strive to enhance local communication through an open and transparent process which brings the public together with municipal officials. This includes regular reports to the community and forums allowing public and research.
- .5 Blaine Lake and Marcelin shall work with proponents and developers to reduce barriers at all government levels.
- .6 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural and environmental issues.
- .7 The Town may establish adhoc committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.

3.5 Social and Cultural Well-Being

The Town of Blaine Lake and Village of Marcelin will continue to support social and cultural initiatives and events in the District. The area is rich in history and heritage and there is value in supporting and maintaining this heritage. The District supports the appropriate cultural and social features and amenities in its communities including recreational and cultural facilities which assist in community development and growth.

Objectives

- ❖ To develop new and different social and cultural events and programming such as a 12-40 Festival.
- ❖ To strengthen rural and urban linkages to sustain traditions, stories and historical facts.
- ❖ To encourage walking and biking trails that extends through rural and urban areas.
- ❖ To encourage community pride.
- ❖ To continue developing cultural events and promotional opportunities.

Policies

- .1 This Plan will ensure development enhances the physical, social, and cultural well-being of all District residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- .2 The Town and Village will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis. This will include the involvement of appropriate agencies, groups and individuals to achieve accessible and appropriate service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- .3 Residents of the District shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.
- .4 The Town of Blaine Lake and the Village of Marcelin shall collaborate with other organizations and jurisdictions to provide services that assist with training or educational opportunities to attract employees to quality employment opportunities in their Communities.
- .5 The Town and Village will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.
- .6 The Town and Village will identify social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:
 - ❖ Identify and pursue the programming needs for youth, seniors and families through community input; and



- ❖ Promote social inclusion which requires that housing affordability and choice are made a priority in order to stabilize family and community life.

- .7 The Town and Village will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and forums allowing public participation in research debates.
- .8 The preservation of present cultures and traditions through festivals, dances and other events will be seen as vital to the District and shall be maintained and enhanced when opportunities arise.
- .9 The Communities of Marcelin and Blaine Lake shall utilize their communication networks to encourage residents to be involved and volunteer in culture, tourism and sport within and around the greater District.

3.6 Public Health and Safety

The Town of Blaine Lake and Village of Marcelin are committed to ensuring the safety and general welfare of their residents and those in the area. This includes ensuring adequate access and egress, as well as protective services such as fire, ambulance, and law enforcement. The residents of this District play a role in looking out for one another.

Objectives

- ❖ To investigate joint ventures such as goods, services and equipment, as well as the sharing of regional safety, police and fire services.
- ❖ To develop and update an Emergency Response Plan for the benefit of the District.
- ❖ To ensure protective services are efficient and adequate for the Blaine Lake District as a whole.

Policies

- .1 Public safety and health requirements shall guide all development. The Communities shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities.
- .2 An Emergency Response Plan for the District will be coordinated with all Federal and Provincial programs and policies and supportive of other urban and rural municipalities outside the Blaine Lake District.
- .3 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event even occurring. An understood and practiced plan needs to be maintained.



- .4 The Town and Village will follow the lead of the existing emergency planning and response agencies in the District. The 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, but 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.
- .5 Firefighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

3.7 Community Services and Public Facilities

The most prominent Community Services in the Blaine Lake District are the medical clinic, religious, social and cultural amenities and multi-level educational offerings including Blaine Lake Composite School. Blaine Lake has a long affiliation providing institutional services to the District. The Village of Marcelin is actively pursuing ways to adaptively re-use their school.

Objectives

- ❖ To ensure sufficient land and buildings are made available for a full range of institutional, public and community services in areas of education, health and spiritual development for residents of the Town, Village and District.
- ❖ To promote and diversify the use of existing facilities in order to attract residents, commerce and other opportunities.
- ❖ To ensure that institutional uses are developed in a manner harmonious to the environment and in keeping with the character of the area.
- ❖ To support education and health services to meet the needs of the District.
- ❖ To encourage community services and amenities to locate in areas easily accessed by residents.
- ❖ To investigate recreational and cultural opportunities including the enhancement of existing public facilities.

Policies

- .1 Community service lands include institutional, public services, recreational, health, cultural or educational uses shall recognize and assess the impact future adjacent land uses may have on their activity.
- .2 Community Service, institutional uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.



- .3 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.
- .4 The Town of Blaine Lake and Village of Marcelin will continue to work in partnership with other jurisdictions, the Rural Municipality of Blaine Lake, First Nations communities and other agencies as a means of providing and sharing services effectively and efficiently.
- .5 The Town of Blaine Lake and Village of Marcelin will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.
- .6 Neighbourhood-oriented institutional uses such as schools, churches and day care facilities may locate within the area they serve. These uses will not require an amendment to the Plan in order to be situated within a particular Zoning District.
- .7 The Town of Blaine Lake and Village of Marcelin will monitor the adequacy of community services and strive to recognize and respond to the needs of a growing community. Municipalities will work with various community groups and organizations to be responsive to the evolving needs of the residents of the District and the best methods to provide and maintain needed community facilities.
- .8 Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.
- .9 Natural areas should be maintained, to the greatest extent possible, as an environmental resource and as an educational resource to facilitate understanding and appreciation of the natural environment.
- .10 The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use. The design of institutional buildings should be in keeping with the character of the area where practical.
- .11 The Town of Blaine Lake and Village of Marcelin will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. When possible, social and cultural institutions will be encouraged to locate in or close to the Town or Village Centre in order to promote accessibility and support revitalization efforts.



3.8 Residential Development

The housing types within Blaine Lake and Marcelin include detached single-family dwellings, and multi-unit developments. Detached single-family dwellings account for the majority of housing units. Based on the present trend, short term residential growth can be accommodated in the west side of Blaine Lake and in Marcelin. Residential development shall continue to be planned in an orderly, cost-effective manner and provide a wide variety of housing types for a broad clientele from young families to seniors.

Objectives

- ❖ To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.
- ❖ To maintain a high quality of development and style of compatibility in residential areas through phased development in an efficient, sequential and staged manner.
- ❖ To work with the different levels of government and organizations to target developers to locate in the area.
- ❖ To integrate special needs housing into existing areas, affordable housing incentives and accommodating new housing forms for seniors.
- ❖ To encourage the infilling and redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- ❖ To provide a comparable level of utility and public amenity services to all residential areas.
- ❖ To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.

General Policies

- .1 An efficient form will be encouraged by allowing higher density residential development, encouraging diversity of housing and subdivision form in new residential areas, facilitating infill development, and providing for additional, attached dwellings, apartments, townhouses, and multi- unit residences.
- .2 In order to maximize the investment in infrastructure, development priority should be given to land already serviced. The Town and Village may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential district will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the Municipality.
- .3 Policy guidelines to assist in determining appropriate locations within the broadly designated residential land use are outlined below:
 - a) **Multi-Unit:** This housing type, ranges from duplexes to fourplexes, townhouses, and apartment blocks shall be permitted in Residential areas, with siting criteria as follows:
 - ❖ Located, where possible, close to community facilities, commercial areas and places of employment;

- ❖ Located, where possible, on sites having access to a major arterial street or on sites at or close to an intersection of two arterial streets or within walking distance to a transit mode such as a bus stop;
- ❖ Located on the periphery of single-family dwelling areas, provided a buffer separates the two housing type densities or any other conflicting adjacent land use.

b) **Low Density (Single-detached):** Low density housing means a dwelling on its own lot with front, rear and side yards.

- .4 The “Future Land Use Maps” indicate areas with potential for residential development (Appendix “A”, Appendix “B”).
- .5 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged in Blaine Lake and Marcelin to provide greater housing alternatives.
- .6 Residential building construction will be regulated by the Building Bylaw to ensure a high quality of housing consistent with *The National Building Code of Canada*. The safe construction and maintenance of dwellings, along with the certification of modular homes to meet safety standards, will be enforced.
- .7 The Town and Village shall explore housing grants and funding opportunities that are available and partner with Provincial and Federal organizations to pursue them in order to establish more housing in the forms of single-detached, multi-unit, rental, senior living and others that may be identified as an increasing need to the communities.
- .8 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.
- .9 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- .10 New residential subdivision proposals should be guided by Comprehensive Development Reviews and should indicate:
 - a) Future major roads;
 - b) Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) Major open space (including unique physical) areas;
 - d) Cultural and archaeological significant areas;

- e) Areas requiring protection through buffering or other means;
- f) Major hazards such as flooding, areas of high water table, and slope lands; and
- g) Phasing of development.

.11 Development of acreages within The Town of Blaine Lake and Village of Marcelin will be examined on a case-by-case basis and may require the preparation of a concept plan to illustrate how the proposed development will be integrated with the existing development.

Affordable Housing

.12 The Towns shall support affordable housing by:

- a) Identifying appropriate locations for its development;
- b) Assisting in the development review process; and
- c) Participating in affordable housing projects where appropriate and within financial capabilities.

.13 The Town of Blaine Lake and Village of Marcelin shall, together with any applicable Housing Authorities, pursue opportunities to provide affordable housing options to the community. It is important to maintain a supply of rental housing of various types in order to meet a wide range of requirements for a variety of household types.

.14 The Town of Blaine Lake and Village of Marcelin shall consider ways of ensuring that there is an adequate supply of affordable and special needs housing that is safe, appropriately designed and conveniently located close to shops, services and community amenities.

Senior Housing

.15 Private and public special care homes, child and adult day care, and other forms of supportive housing and tenure (i.e. condominium ownership) will be facilitated within urban centres.

.16 Residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.

Multi-family Housing

.17 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area.



Infill Housing

- .18 Infill and densification will consider scale and character or existing development to ensure compatibility of land use and aesthetic value.

Home Based Business

- .19 Home-based businesses will be accommodated, provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the commercial core.
- .20 The Zoning Bylaw shall specify development standards for home-based businesses.
- .21 Home based businesses will be required to comply with the Building Bylaw for the Town of Blaine Lake and Village of Marcelin and *The National Building Code of Canada*.

3.9 Economic Development

The Communities of Blaine Lake and Marcelin should continue to create pleasant and stimulating environments within the commercial, industrial and tourism sectors to promote economic growth. The Town of Blaine Lake and Village of Marcelin have an interest in expanding commercial growth within their Municipalities. Due to the location of these communities and the access they provide to recreational areas such as lakes and parks, there is potential for expansion. The District has an interest in pursuing collaborative and joint initiatives with other nearby communities.

Objectives

- ❖ To develop and implement a regional business strategy to attract and retain local businesses.
- ❖ To attract major industry to act as an anchor to enhance business, employment and housing.
- ❖ To develop appropriate signage along highway corridors and high traffic areas.
- ❖ To diversify and identify new community economic activities and industries including value-added and industry based.
- ❖ To work closer with local and regional economic development organizations.
- ❖ To cooperate with senior levels of government and business organizations to promote and develop commercial, industrial and related service activities.
- ❖ To investigate recreational and tourism potential within the greater Blaine Lake and Marcelin District.
- ❖ To develop regional linkages and communications networks in order to promote tourism in the area.
- ❖ To promote recreational and cultural opportunities that are available for all ages and lifestyles.
- ❖ To retain and build on current recreation and tourism opportunities within the District.

Policies

- .1 The Town, Village and greater District has the opportunity to promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, 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.
- .2 The Town and Village shall work with local organizations to create a business strategy to attract and retain businesses. The strategy may contain marketing and promotion components of the Town and Village.
- .3 The Plan promotes regional development opportunities such as housing and commercial ventures and tourism based initiatives and an ability for increased partnerships to promote the Town of Blaine Lake and the Village of Marcelin as regional retail and service commercial centres.
- .4 The Town and Village shall maintain communication and participation with tourism organizations to pursue regional tourism opportunities.
- .5 Opportunities for a diversified economic base include maintaining a range and choice of suitable sites for employment opportunities which support a wide range of economic activities and ancillary uses.
- .6 The Town and Village shall increase investment in self-promotion to advertise Blaine Lake and Marcelin's locational advantages and core community assets with an Investment or Marketing Strategy.
- .7 Consistent, knowledgeable answers and information for potential investors with business development community resources shall be provided by the Town and Village.
- .8 The Town and Village shall establish an image for both Blaine Lake and Marcelin as a premium jurisdiction for industrial and commercial development. The image created shall ensure a pro-business environment that meets or exceeds the needs of existing residents.
- .9 Agricultural practice, production and industry is one of the most significant economic contributors in the Town and Village and it shall be promoted. If there is diversification of other industries within the Town it will provide new employment opportunities which may aid in attracting and retaining residents within the communities.



- .10 The Town and Village will work with private sector developers and provincial agencies to encourage and facilitate the development of new, or the intensification of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors to the greater District.
- .11 The Town and Village shall take into account the needs of existing and future businesses and ensure the necessary infrastructure is provided to support current and projected needs.
- .12 Each urban Municipality shall advocate its role in regional development and continue to participate with local or regional economic agencies, the Chamber of Commerce and other business agencies to promote itself as a regional retail and service commercial centre.
- .13 Opportunities that diversify the economic base, maintain a range and choice of suitable sites that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses shall be pursued.
- .14 The Town and Village shall co-operate with the surrounding municipalities and Department of Highways to identify long-term planning transportation needs which may increase traffic and may have potential need for improved signage.

3.10 Commercial Development

Blaine Lake is the regional centre for the District largely because of its commercial, ag-related and institutional services. Most business development in both urban centres is located in the Town Centre retail area and includes though is not limited to: Municipal offices; government administrative offices; and the major social, cultural and recreation facilities. Highway Commercial services are concentrated along Highway #40.

Objectives

- ❖ To improve the business districts of both Blaine Lake and Marcelin as a regional focus for commercial, cultural and social activities.
- ❖ To understand the value in commercial infill to keep Blaine Lake and Marcelin's Town/Village Centre strong.
- ❖ To partner with businesses owners and other local organizations on commercial initiatives to attract and retain businesses.
- ❖ To provide for Highway Commercial development to meet the goods and service needs of the greater community.
- ❖ To support existing businesses and uses and welcome new commercial development to the community by ensuring there is sufficient commercial land available for a variety of commercial development.
- ❖ To ensure that home-based businesses minimally impact residential areas and do not detract from the viability of commercial operations in established business areas.

Policies

- .1 Commercial 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.
- .2 The “Future Land Use Maps” indicate areas with potential for commercial development (Appendix “A”, Appendix “B”).
- .3 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.
- .4 The Town and Village shall work collaboratively with local business owners, the chamber of commerce and other organizations to pursue a commercial district revitalization initiative to aid in the attraction and retention of businesses and residents.
- .5 Through the application of development permit or other regulations such as Zoning, the Town and Village centres shall encourage new buildings and sites as well as exterior renovations to be functional, and aesthetically pleasing to the general public.

Town/Village Centre Commercial Business District:

- .6 The Town of Blaine Lake and Village of Marcelin will consult with individuals, business owners and organizations in the community and district to identify initiatives that would encourage businesses and enterprises to locate in their Community’s business centres.
- .7 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within each Municipality to improve “downtown” options and experiences and will require a commitment to investment and ongoing communication with the community.
- .8 Historically important and architecturally significant buildings should be protected in order to improve the aesthetic and physical environment of the Town Centre.
- .9 Mixed use residential/commercial infill in the Town Centre shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.
- .10 Any expansion of the Town Centre will be based on maintaining a continuous retail commercial area with regard to existing and adjoining land uses.



- .11 Community facilities located in and around the Town/Village Centre are supported. These facilities shall aim to complement the commercial uses, serve residential development in the area, and provide a stimulus to bring people to the Town Centre day and night.
- .12 Within the Town Centre a gradual conversion from low density residential sites to higher density residential and commercial uses will be encouraged. Any application in this area for rezoning from residential to commercial will be considered.
- .13 Rezoning of commercial areas to residential will not be supported by the Town of Blaine Lake or Village of Marcelin other than for higher density residential development.

Highway Commercial:

- .14 Highway Commercial areas shall provide vehicle and transportation-related goods and services which do not significantly detract from the commercial viability of the Town Centre.
- .15 Highway Commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town or Village.
- .16 Highway Commercial uses shall properly integrate with provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.
- .17 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities.
- .18 Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .19 Improving aesthetic appeal from the highway entryways is an important consideration for each Urban Municipality, including appropriate signage advertising amenities available in the community, landscaping and lighting attributes to attract business and customers.

Home-Based Businesses:

- .20 Home-based occupations shall be encouraged in Marcelin and Blaine Lake as valuable contributors to the district economy. The Zoning Bylaw shall specify development standards for home-based businesses.
- .21 Home-based businesses shall be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.

3.11 Industrial Development

Generally, industrial development is concentrated in the south and east areas of Blaine Lake along the railway and along Highway #12. Industrial development in Marcelin is also largely along Highway #40. Industrial development is welcome in either Community provided it meets certain standards.

Objectives

- ❖ To expand and build upon experiences with industrial activity.
- ❖ To ensure there is sufficient serviced industrial land available for a diversity of industries in appropriate locations for various types of industry.
- ❖ To accommodate future industrial park expansion through a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry.
- ❖ To ensure that industrial activity does not impact negatively on the attractive character of the community, the natural environment, or groundwater resources.
- ❖ To reduce or eliminate land use conflicts between industry and other land uses.

Policies

- .1 Industrial development that is functional and compatible with surrounding land uses shall be encouraged. To achieve a positive image of industrial development a high standard of site and building design may be required to guide site layout, architecture, buffering and landscaping.
- .2 Industrial areas shall permit a variety of industrial uses including, though not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing. The “Future Land Use Maps” (Appendix “A” and Appendix “B”) indicate areas with potential for industrial development.
- .3 The Town and Village shall promote their locational advantage when pursuing Industrial developments related and support service activities. The Municipality may provide incentives, through a formal policy, to promote the development and growth of commercial and industrial enterprises within its boundaries.
- .4 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. Development priority should be given to lands already serviced. In order to ensure that overloading of the water and waste water management systems requirements does not occur.
- .5 Industrial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses.

- .6 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .7 Industries presently located in non-industrial areas should be encouraged to relocate to the appropriate industrial area particularly those that presently have a negative impact on adjoining properties.
- .8 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses. Industries locating in the area shall be required to meet the performance standards and level of municipal services provided in the Zoning Bylaw.
- .9 The designation of additional land for industrial use shall take into consideration the following criteria:
- a) The site shall have direct and approved access to a major public road system;
 - b) The development will not generate additional traffic on residential streets;
 - c) The development shall not have adverse impacts on groundwater; and
 - d) It shall not detract from the visual attractiveness of the area.
- .10 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special 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 prohibited.
- .11 Development proposals should be guided by Comprehensive Development Review and should indicate:
- a) Future major roads;
 - b) Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) Major open space (including unique physical) areas;
 - d) Cultural and archaeological significant areas;
 - e) Areas requiring protection through buffering or other means;
 - f) Major hazards such as flooding, areas of high water table, and slope lands; and
 - g) Phasing of development and future development of, or expansion into adjacent land.



- .12** Industrial uses which are likely to be unsightly, due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.
- .13** To minimize the encroachment of incompatible lands near landfills, waste management facilities, airports, transportation corridors, rail yards, industrial activities and intensive livestock operations, adjacent lands shall be setback from these existing facilities and any planned future expansion.

Hazardous Uses Policies

- .14** Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated industrial use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code, The Environmental Management and Protection Act, The Dangerous Goods Transportation Act, The Fire Prevention Act, The National Building Code*, and other applicable codes and standards.
- .15** Facilities or developments which manufacture, handle, store or distribute hazardous materials will be governed by the following:
- a) Facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Environment;
 - b) Anhydrous ammonia facilities shall be located a minimum of 100 meters from Provincial highways and municipal roadways;
 - c) Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and
 - d) In instances where the risk is severe, development may be directed to a more suitable rural location.

3.12 Recreation and Park Space

Most of the recreational facilities and programs are provided through the Parks and Recreation Board. Recreation and open space should be provided for the enjoyment of residents and visitors. Expanding and maintaining these amenities for year-round use is a priority in order to enhance the lifestyle options for the residents of the Town of Blaine Lake, the Village of Marcelin, and that benefit all the residents of the greater District.

Park space will be provided as required. There is a desire to establish public trails and multi-use paths along streets to connect the each of the Town Centres to outlying areas and beyond the community into the adjacent lands located in the Rural Municipality of Blaine Lake.

Objectives

- ❖ To provide recreational and open areas with aesthetic value to meet the community needs and contribute to the community's appearance.
- ❖ To celebrate the diversity of the community.
- ❖ To provide for effective pedestrian linkages by identifying walkways and trail corridors between open spaces, parks, recreational facilities and institutional uses.
- ❖ To provide for sport, recreational, and cultural facilities that are accessible and available for all ages and lifestyles.
- ❖ To ensure that new subdivisions and development conserve significant natural areas and include public reserve lands.
- ❖ To separate non-compatible land uses with open space or landscaped buffers in order to minimize conflicts.
- ❖ To prohibit any encroachment on Environmental or Municipal Reserve Lands, except those permitted under *The Dedicated Land Regulations*.

Policies

- .1 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by residents for year-round recreational pursuits.
- .2 Future recreational uses 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.
- .3 Respecting recreation and green space is important to the Town and Village. They shall identify the future open space and recreational needs of the communities and a broad strategy to meet those needs.
- .4 Before approving a development, the Town and Village shall consider development impacts on existing or planned recreational and tourism areas.
- .5 The Town of Blaine Lake and the Village of Marcelin will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.



- .6 A network of bicycle and pedestrian trails between parks, recreational and institutional uses within the community shall be identified. The Town and Village shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists.
- .7 Sites designated recreational should be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks, recreation or conservation areas shall be limited to those which would not detract or degrade the public enjoyment of the recreational activity.
- .8 In new subdivisions, the provision and development of greenways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact. Publicly or privately owned recreation and open space may consist of buffer strips, walkways and utility rights-of-way.

Municipal and Environmental Reserve Policies

- .9 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*. Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .10 In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and for environmental reserve and shall be encouraged to consolidate reserve land into larger parks and pedestrian linkages between these parks when possible.
- .11 In commercial and industrial subdivisions, developers should consider that dedicated lands provide and extension to residential area parks and pedestrian connections to those parks and pedestrian connections to those parks.
- .12 The Municipality will require the dedication of Municipal Reserve or will use the provisions of *The Dedicated Land Regulations* to ensure adequate recreational and utility space is provided for future needs.
- .13 The Town and Village will encourage incorporating environmentally sensitive areas and manmade surface drainage facilities such as existing drainage channels, into the park and green space system.
- .14 Dedication of Municipal Reserve is required for subdivision. The Municipality may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase Municipal Reserves, particularly where the land can also be used for storm water management or for the expansion and development of Public Reserve and Environmental Reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds.

3.13 Infrastructure: Public Utilities and Facilities

The Municipal Public Works services considered in this section are: wastewater systems, storm water drainage works, waterworks systems and solid waste management. Infrastructure expansion requires considerable expenditure. It is therefore necessary to maximize use of the existing infrastructure through proper maintenance and upgrading. New developments should take advantage of existing servicing or be planned in an orderly and cost effective manner. There is a need in both Blaine Lake and Marcelin for upgrades to infrastructure.

Objectives

- ❖ To provide and continue to maintain a high level of municipal services to ensure a healthy, safe and cost effective community development.
- ❖ To ensure that water supply and waste management facilities are safe, reliable, efficient and can be supplied economically and safely to a standard equal for all residents..
- ❖ To maximize the use and maintain the capacity of the existing municipal infrastructure prior to extending the system.
- ❖ To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.
- ❖ To locate new development in serviced areas where possible to ensure the efficient and effective usage of municipal infrastructure.
- ❖ To enhance and promote regional utility facilities.
- ❖ To ensure adequate storm drainage of all parts of the community by preserving natural holding areas or by other means as may be engineered and constructed.
- ❖ To investigate the potential of renewable energy systems and waste management options which are eco-friendly.

Policies

.1 The Asset Management Plan ensures affordability in the long term. The information is key in infrastructure planning to:

- a) Provide baseline information to measure performance;
- b) Improve efficiency and effectiveness;
- c) Track relevant and up-to-date inventory;
- d) Analyze the system's condition and capacity; and,
- e) Budget service life for long term replacement.

.2 The progress of the asset management plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables.



- .3 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Current “Urban Infrastructure Capacities” for Blaine Lake and Marcelin are provided in Appendix “C”.
- .4 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .5 The Town of Blaine Lake and the Village of Marcelin may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New urban development shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .6 The Town and Village shall locate new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works.
- .7 In locating subdivisions, transportation infrastructure and public works, the Town and Village will minimize, mitigate or avoid threats to the community from wildfire or other emergencies.
- .8 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- .9 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing an infrastructure maintenance and rehabilitation plan.
- .10 The Town and Village shall ensure that their capital works and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- .11 Water management capacities shall be monitored in order to assess the adequacy of the system. Adequate water transmission and storage facilities shall provide water at acceptable volumes and pressures within the service area.
- .12 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.



- .13** The Town and Village shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.
- .14** New development proposals should be guided by Comprehensive Development Reviews in order to ensure service provisions can be determined for the subject property as well as adjoining lands. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.
- .15** Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.
- .16** Future subdivisions and development shall be logical, reasonable, and cost-effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Municipality.

Utility and Service Providers

- .17** Consultation with key utility service providers, e.g. Sask Power and Sask Energy shall be required when amending the Plan in order to support their respective planning strategies for service delivery.
- .18** Essential activities of government and public and private utilities including alternate energy generating systems such as wind energy should be permitted in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner, which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- .19** Prior to the installation of major utility systems, the utility companies are encouraged to consult with the individual Municipalities on matters such as route selection, impact on existing developments and impact on local road systems. Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in tame pasture or cultivated areas.
- .20** The Town of Blaine Lake and the Village of Marcelin shall jointly discuss ways to cooperate with Provincial agencies and utility service providers to facilitate efficient municipal infrastructure investment and service delivery.
- .21** Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible development near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

Public Works Facilities

- .22** In accordance with *The Municipalities Act*, the Councils of the Town of Blaine Lake and Village of Marcelin will prepare a capital works plan that will be coordinated with policies in the Inter-Municipal Plan to ensure the effective and efficient control of development and public spending.
- .23** 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 and Village;
 - d) The logical extension of existing services; and
 - e) Growth trends.
- .24** Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .25** Waste water management installations should be planned in conjunction with roadway pavements to prevent unnecessary disturbance of paved surfaces.
- .26** Each Urban Municipality shall pursue a comprehensive waste management plan to explore and continue the regionalization of solid waste management and waste water disposal alternatives.
- .27** The Town of Blaine Lake and the Village of Marcelin shall work with organizations, agencies and adjacent Municipalities in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial wastes.
- .28** The building of facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated and programs to reduce the volume of solid waste, such as "reduce, reuse, recycle", shall be supported.

3.14 Transportation

The Town of Blaine Lake and Village of Marcelin are both located in prime locations on major highways between three large cities. The connections to Prince Albert, North Battleford and Saskatoon provide opportunities for both new residents and visitors.

Local roads must be able to accommodate an increase in traffic, and must provide adequate linkages through and beyond the communities. The development of pedestrian and bicycle circulation routes will provide alternative transportation through the communities. Sidewalks and roadways must be properly maintained year-round to ensure safety and security of residents.

Objectives

- ❖ To establish safe, efficient and convenient transportation networks and service for all users.
- ❖ To provide a system of arterial, collector and local roads to accommodate anticipated traffic movements within the Town and Village.
- ❖ To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.
- ❖ To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town and Village.
- ❖ To understand and value the importance of Marcelin and Blaine Lake's location and proximity to a major highways.
- ❖ To look into potential for transportation corridors such as rails and trails for tourism and commuter

Policies

- .1 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and provision of service roads may be required in some instances.
- .2 The Town and Village shall ensure that development is compatible with existing and planned transportation infrastructure, including rail lines, rail yards, and provincial highways;
- .3 Transportation plans for the Town and Village shall be consistent with Provincial transportation plans.
- .4 Transportation networks and land use considerations shall be integrated at all stages of the planning process. A land use pattern, density and mix of uses should be promoted that minimize the length and number of roads to make efficient use of existing and planned infrastructure. Connectivity within and among transportation systems should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
- .5 The Town and Village will work with the Area Transportation Committees to plan, advocate and designate transportation network priorities and needs and will endeavor to enter into agreements to develop future municipal roads, strategically in the district in an economically and efficient manner.

Road Policies

- .6 All developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating:
 - a) On service roads adjacent to highways;
 - b) On municipal grid roads adjacent to the Town or Village; or
 - c) At existing intersections along range and township roads; and shall

- d) Be in conformity with all Municipal, Provincial and Federal transportation regulations, including though not limited to building and sign regulations as well as any control radii regulations.

.7 All new subdivision development or redevelopment should provide rights-of-way of sufficient width to accommodate alternate forms of transportation to the automobile.

.8 Appearance standards that improve the visual appearance when entering either Marcelin or Blaine Lake may include landscaping, signage, or screening shall be encouraged on lands near these entryways.

.9 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.

.10 New subdivisions will 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.

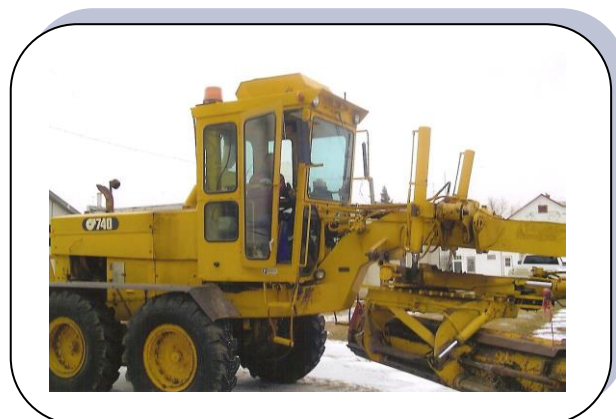
.11 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to relevant highway corridors. The Town and Village will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to minimize any negative effects to residents and businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.

.12 Throughout the communities, new and existing green, open space systems and trails will be developed to provide well connected, strategically located, highly visible and safe corridors.

Rail-line Policies

.13 The Town and Village, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including 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/rail crossing issues.



- .14** Sensitive land uses proposed adjacent to railway corridors shall be buffered and separated through setbacks, fencing, site grading, berms and landscaping to prevent adverse effects from noise, vibration, odour, fumes, and to promote safety. (e.g. site access and crossing reviews, setbacks, and sightlines). Building setbacks and berms are intended to provide protective buffers and barriers to reduce the risks from a train derailment or other incidents and also to provide some noise and vibration attenuation.
- .15** The Town and Village should consult with the Railways regarding proposed land development and infrastructure projects which may have impacts on existing drainage patterns. Similarly, the Railways should consult with the Municipalities where facility expansions or changes may impact drainage patterns to adjacent uses.

3.15 Ground and Source Water Protection

This District is in a location where it is essential to pay due care and attention to processes which may negatively impact ground and source water. There are multiple vital aquifers in the area. The Town of Blaine Lake and Village of Marcelin are committed to the protection of these fragile water systems.

Water sources for the Village of Marcelin and Town of Blaine Lake are supplied through ground wells and water reservoirs. The Village of Marcelin's water reservoir contains 52,000 gallons while the Town of Blaine Lake water reservoir supports 180,000 gallons, enough to support 250 people. Other infrastructure information is provided in "Appendix C".

Objectives

- ❖ To give consideration to ground and source water in new development and redevelopment.
- ❖ To manage ground water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on ground water potential.
- ❖ To provide adequate distance between developments which may negatively impact ground or source water resources and watercourses and other bodies of water.
- ❖ To ensure protection of the aquifer in the District by monitoring and controlling development.
- ❖ To ensure activities within the well-head/aquifer protection area are not harmful by causing pollution or contamination.

Policies

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

- .2 Development should avoid any alteration to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .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 and issues that may be required for the purpose of ensuring public health and safety.
- .4 The Village and Town shall work with the Water Security Agency, Saskatchewan Environment and other organizations to pursue a water study to provide information on current and future capacity needs of a growing population.
- .5 The Town and Village shall ensure the protection of their current water resources including the aquifers and reservoirs from contamination.
- .6 The aquifer/wellhead protection areas are the land located above a groundwater system that is part of the domestic, and/or municipal water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these areas to avoid contamination of the underlying aquifer.
- .7 Buffer Strips should be maintained adjacent to water bodies and wetlands shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage.



3.16 Heritage Resources and Sensitive Environment

Both Blaine Lake and Marcelin have their own individual heritage resources to be retained and valued by creating an individual catalogue and working to create one for the District. Heritage resources may include buildings or sites which provide historical, cultural or architectural significance to the Municipalities and residents.



Objectives

- ❖ To identify and conserve to the extent feasible, the best elements of cultural heritage, architectural character, buildings, sites and other historical features.
- ❖ To prioritize projects that promotes local interest in District and Municipality-specific heritage attributes and identity.
- ❖ To encourage partnerships among community interest groups and businesses to promote cultural assets throughout the region.
- ❖ To ensure heritage resources within the District are identified and provided adequate consideration with regards to heritage designation.
- ❖ To encourage partnerships amongst urban and rural municipalities to promote the cultural and natural assets of the District.
- ❖ To prioritize projects that promote local interest and public appreciation of the District's heritage attributes.

Policies

- .1 The Town and Village shall cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and areas within its borders.
- .2 The Town and Village will work with Provincial departments and agencies to identify significant:
 - a) Heritage Resources; Critical Wildlife Habitat and rare or endangered species; and
 - b) Wetlands and sensitive environment areas.
- .3 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized.
- .4 Opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings in the Town and Village shall be encouraged.
- .5 The Town of Blaine Lake and Village of Marcelin will minimize, mitigate or avoid adverse development impacts to culture and heritage resources.
- .6 The Town and Village shall encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of downtown and private home "age" inventory shall be continued.
- .7 The Town and Village shall 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 utilizing the Parks Canada Historic Guidelines and Standards.



- .8 Recognition, through signage or place naming, shall be encouraged throughout each given Municipality to honour significant citizen and corporate contributions. Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.
- .9 The Town and Village will work with community stakeholders to identify and assess the importance of built and natural, heritage sites and areas within the District. At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designate and suitably recognized.
- .10 Where a proposed land development is located in a heritage sensitive area, the Town or Village will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Properties Act*.
- .11 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
- a) Rare or endangered flora and fauna have received Provincial designation and protection;
 - b) Lands designated under the *Wildlife Habitat Protection Act*, and amendments; or
 - c) Private lands that have been voluntarily protected by landowners.
- .12 The Town and Village shall recognize and support provincial planning initiatives contributing to ecological integrity.
- .13 Developments shall be located and designed to conserve and complement natural areas, contribute to a high quality built and natural environment, and provide welcome benefits to the Communities and greater District.
- .14 If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. When reviewing a development proposal, an attempt shall be made to:
- a) Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
 - b) Provide continuous wildlife corridors; and
 - c) Conserve habitat for rare and endangered species; and in providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

3.17 Future Urban Development

Though the communities in the Blaine Lake District have seen a period of decline, due to the proximity to three cities, recreational development potential and the quality of life offered, this District has begun to see an increase in residents and visitors. The Town of Blaine Lake has identified areas for potential

growth on the west and east sides of Town and the Village of Marcelin has identified development areas on the west and north side of the Village.

Objectives

- ❖ To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.
- ❖ To ensure development occurs in a manageable and sustainable manner.
- ❖ To promote the continuation of urban agricultural activities located within the Town and Village.

Policies

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

.2 Future Urban Development Areas may include:

- a) Lands which are capable of be 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 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

.4 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 types of development. 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 hazard;
- 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.

.5 Agricultural holdings within the Urban Municipal boundary shall be encouraged to protect the natural and economic value of their soils. Topsoil shall be retained where possible to provide a rich basis for site planting and landscape development.

3.18 Treaty Land Entitlements and Specific Claims

Within the wider District there are three First Nation parties which have Treaty Land Entitlements and First Nation Lands, Beaudy's & Okemasis, Muskeg Lake Cree Nation and Little Pine. These lands are located within the RM of Blaine Lake. As the District grows into the future there are possibilities for the Town, Village and First Nation parties to partner on a number of initiatives including though not limited to agriculture, innovations in energy and industry, housing and commercial developments.

Objectives

- ❖ To cooperate with local Band Councils in agreements relating to Treaty Land Entitlements (TLE) lands.
- ❖ To work to ensure the compatibility of land use between potential current or future TLE lands and lands in the Rural or Urban Municipalities in the Blaine Lake District.
- ❖ To encourage shared public services or infrastructure in the cases of TLE land claims.

Policies

- .1 The Town of Blaine Lake and the Village of Marcelin shall encourage the forming of a relationship between First Nations parties and the Town and Village Councils to ensure a working relationship can be created and sustained into the future. An invitation will remain extended to First Nation parties to work collaboratively on regional and local initiatives.
- .2 Engagement with First Nations and Métis communities on local and regional planning and development initiatives where there is a common interest will be encouraged by the Town and Village.
- .3 The Town and Village shall consider social and economic development opportunities that achieve shared goals of the municipalities and First Nations and Métis communities.
- .4 Where land within the Municipality has been purchased by a First Nations Band and it is pursuing "reserve" status through either the Treaty Land Entitlement process (TLEFA) or the Specific Claims

process, to encourage compatible development. Council will offer to meet with the Band Council of the First Nation proposing the reserve to discuss, and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest.

- .5 Lands purchased by a First Nation in the Town of Blaine Lake and Village of Marcelin are governed by the Treaty Land Entitlement Framework Agreement (TLEFA), which requires that an agreement is created between the First Nation and the affected Municipality regarding tax loss compensation, municipal service provision, any payments in lieu to the Municipality, bylaw application and enforcement and an appropriate dispute resolution mechanism for resolving matters of mutual concern.

Section 4: The Town of Blaine Lake

Introduction

The Town of Blaine Lake has a 2011 Census population of 510⁴ and is located approximately 85 kilometers from Saskatoon and 100 kilometers from Prince Albert and North Battleford. Blaine Lake is a desirable place to reside as the community provides many health and educational facilities, recreational amenities, and commercial services to local and District residents as well as to the travelling public.

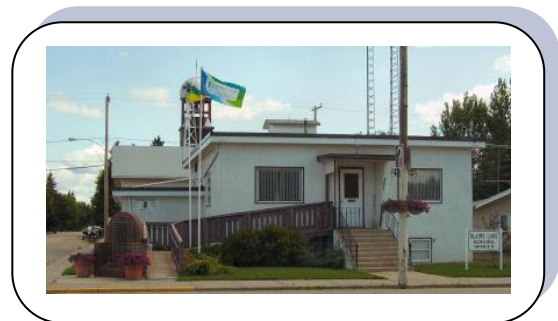


Note: The policies contained within Section 4: The Town of Blaine Lake, are only to be utilized in conjunction with the overarching Inter-Municipal policies found within Section 3: General Urban Policies for the Town of Blaine Lake and Village of Marcelin.

Urban Development Strategy for Blaine Lake

Policies for the development of various land uses of the Town of Blaine Lake are contained within this section. Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the Town of Blaine Lake Zoning Bylaw which has been adopted to recognize the policy and intent of this Inter-Municipal Plan.

The most important map will be the “Town of Blaine Lake Future Land Use Map”, attached as Appendix “B”, which depicts the layout of land uses for the entire Town. This map is a general illustration of land uses with the express purpose of indicating the spatial relationship with precise boundaries of land uses being defined by the Zoning Bylaw.



4.1 Community Services and Public Facilities

- .1 The Town shall examine the potential for institutional uses such as a day care or nursing home.
- .2 The Town shall consider possibilities for air transportation including the construction of a municipal airstrip or airport. Options may be examined regarding scale and usage of this.

⁴ Census of Canada (2011). *Community Profiles*. Ottawa, Ontario. Accessed July 9, 2013 from (<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>)

4.2 Residential Development

- .1 The re-development or infilling of lands shall be encouraged in existing residential areas in order to take advantage of areas currently serviced with existing infrastructure. The full range of residential options shall be explored to determine the best product for the specific redevelopment.
- .2 The Town of Blaine Lake will encourage the development of country residential estates to the west of the existing Town limit.
- .3 The Town shall investigate options for the development of a seniors residential complex linked to the existing golf course.

4.3 Commercial Development

- .1 The Town of Blaine Lake shall encourage the development of its Highway Commercial corridor, south along the Highway #12 and northeast along Highway #40 in accordance with the standards and regulations set forth in Section 3.10.
- .2 The Town supports the potential for commercial uses such as an expanded motel, recreational sales dealership or a trucking hub.



4.4 Heritage Resources

- .1 The Town shall assist the museum to promote itself as the primary community/regional cultural asset. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience that commences in Blaine Lake.
- .2 The Town shall compile a catalogue of heritage sites and resources for potential municipal, provincial or federal level designation (e.g. ol' Town Hall and other buildings along Main Street).
- .3 The Doukhobor Prayer Home will be considered an important heritage asset providing a distinct element of heritage and history to the Town.

4.5 Recreation and Park Space

- .1 The Town will continue to encourage and promote beautification through participation in the Communities in Bloom program and other such programs.

4.6 Infrastructure: Public Utilities and Facilities

- .1 The Town will consider the development of an adequate asset management strategy as a key priority for the management, preservation and enhancement of municipal infrastructure and utilities.

Section 5: The Village of Marcelin

Introduction

The Village of Marcelin has a 2011 Census population of 158⁵ and is located approximately 98 kilometers from Saskatoon and 13 kilometers from the Town of Blaine Lake.

Note: The policies contained within Section 5: The Village of Marcelin, are only to be utilized in conjunction with the overarching Inter-Municipal policies found within Section 3: General Urban Policies for the Town of Blaine Lake and Village of Marcelin.

Urban Development Strategy for Marcelin

Policies for the development of various land uses in the Village of Marcelin are contained within this section. Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the Village of Marcelin Zoning Bylaw which has been adopted to recognize the policy and intent of this Inter-Municipal Plan.



The most important map will be the “Village of Marcelin Future Land Use Map”, attached as Appendix “A”, which depicts the layout of land uses for the entire Village. This map is a general illustration of land uses with the express purpose of indicating the spatial relationship with precise boundaries of land uses being defined by the Zoning Bylaw.

5.1 Planned Unit Development

The purpose of the Planned Unit Development is to allow diversification in the relationship of the various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, area design securing the advantages of site planning for residential and commercial use.

⁵ Census of Canada (2011). *Community Profiles*. Ottawa, Ontario. Accessed July 9, 2013 from (<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>)

.1 Planned Unit Development means an integrated design for development of residential and commercial uses, or a combination of such uses, in which one or more of the regulations, other than use regulations, of the zone in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements. A Planned Unit Development may be:

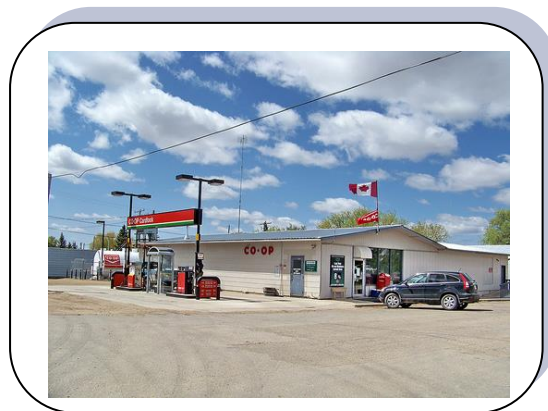
- a) The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation, or and/or aesthetic uses;
- b) The conservation or development of desirable amenities not otherwise possible by typical development standards; and
- c) The creation of areas for multiple use that are of benefit to the community.

5.2 Commercial Development

.1 The Village supports development of the highway commercial corridor along Highway #40 east of Marcelin.

5.3 Heritage Resources

- .1** The Village shall determine its specific heritage sites and resources for potential Municipal, Provincial or Federal level designation.
- .2** St. Joseph Catholic Church is considered an important local resource and has received provincial designation.



5.4 Urban Agricultural Areas

.1 The Village supports urban agricultural uses. There is an existing farmstead located on the west end of the Village which will be encouraged to continue its traditional operation. There are large areas of agricultural land to the east of the Village which have potential for sustainable and complementary uses to agriculture production.

Section 6: Inter-Jurisdictional Co-operation

Introduction

Development pressures exist on lands adjacent to the Town of Blaine Lake and the Village of Marcelin. While these developments have potential benefit for the Town or Village, there is concern that servicing and development standards be applied consistently, and the sharing of “Best Practices” from many municipalities. There is need to encourage orderly and timely development on the fringe areas to ensure that future urban development potential or servicing needs are not compromised and that boundaries can be altered.

Objectives

- ❖ To establish inter-municipal processes for managing land in areas of common interest.
- ❖ To recognize opportunities for strategic, flexible and innovative partnerships.
- ❖ To consider inter-municipal and regional opportunities to develop or upgrade public works, public facilities, transportation infrastructure, service delivery and housing.

6.1 Inter-Municipal Agreements

- .1 Inter-Municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within a Municipality, or which cross municipal boundaries, 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 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.
- .2 Inter-Municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize the District’s financial and infrastructure resources shall be encouraged. The capital works program and public improvements are an important implementation tool since one Municipality may influence the location of future development and growth through the provision of municipal services to land.

.3 Coordination requires that Municipalities inform one another, on a regular basis, of infrastructure and service requirements within the district in order to protect the proposed location from development that may hinder their implementation.

- a) Each Municipality shall collaborate with the adjacent Municipalities in the planning and provision of infrastructure and services that meet at the municipal boundaries to ensure proper coordination.
- b) Each Municipality shall cover the cost of its infrastructure and services up to its boundary, unless both Municipalities agree to share the cost as may be mutually deemed appropriate.
- c) The Municipalities may jointly identify and explore opportunities to collaborate in the planning of, or, where mutually agreed upon, in providing access to, Inter-Municipal infrastructure and services to provide cost efficiency and avoid duplication.

6.2 Joint Management Areas

.1 The Town of Blaine Lake and the Village of Marcelin shall encourage the pursuit of Inter-Municipal partnerships with the Rural Municipality of Blaine Lake on issues of land use, shared service delivery, tax and revenue sharing, housing and marketing and promotion initiatives.

.2 The Town of Blaine Lake and Village of Marcelin shall advocate for a negotiation process with the Rural Municipality for a co-management area to be established around the Town and the Village, a radius of 1.6 kilometers (1 mile).

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

.4 Lands adjacent to the Town of Blaine Lake or Village of Marcelin, where infrastructure capacities exist, may be the subject of Inter-Municipal servicing agreements. Where it is appropriate, necessary and/or desirable, further to this Plan, the Municipalities will endeavor to enter into agreements respecting municipal servicing for lands that are suited for future servicing with Municipal water and sewer by virtue of their proximity, access, topography and soil characteristics.

6.3 Revenue Sharing

.1 . Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the district shall be encouraged.

.2 Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, and where any "regional type" business or development that is considering this region and will provide benefit

to a number of individual municipalities. All tax sharing arrangements will be negotiated on a fair and equitable basis with respect to: recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

6.4 Annexation

- .1 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. Municipalities should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis.
- .2 Where it is necessary to expand the boundaries of an existing Urban Municipality, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations. Where the growth warrants the expansion onto adjacent agricultural lands, the land requirement of these communities will take precedence over any existing agricultural use of these lands.
- .3 The need for the expansion of the Town of Blaine Lake or the Village of Marcelin should be demonstrated, to the satisfaction of the Rural Municipality of Blaine Lake. It shall address the timely conversion of rural land for urban expansion in areas adjacent to urban and to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban expansion is uncertain. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should as much as possible have the support of the current landowners involved.
- .4 The Town and Village will develop a coordinated approach for future boundary expansions in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents on the municipal fringe. Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- .5 In the event of annexation where land is not currently serviced, the Town or Village may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The Municipalities may look at harmonizing their agricultural mill rates.

Section 7: Implementation and Administration

7.1 Planning Tools

This Section outlines the variety of traditional tools the Municipalities have available to make things happen. *The Planning and Development Act, 2007* provides the authority that enables the creation of an Inter-Municipal District, governs plans of subdivision, Zoning Bylaws, servicing agreement, development levies and review processes to ensure that this OCP, referred to as an Inter-Municipal Plan is effective over the long term.

7.2 Adoption of this Inter-Municipal Plan

- .1 Adoption of this Inter-Municipal Plan by the Town of Blaine Lake and the Village of Marcelin 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 Inter-Municipal Plan that is inconsistent or at variance with the proposals or policies set out in the Inter-Municipal Plan.
- .2 By setting out goals, objectives, and policies, the Inter-Municipal Plan will provide guidance for the Town and Village in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Communities will be achieved.
- .3 The application of the Inter-Municipal Plan policies is illustrated in the “Future Land Use Map” (Appendix “A” and Appendix “B”). These maps are intended to illustrate the locations of the major land use designations within the Town and Village, determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.
- .4 The Inter-Municipal 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 each Urban Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

7.3 Adoption of Municipal Zoning Bylaws

- .1 *The Planning and Development Act, 2007*, requires the individual Municipalities to adopt a Zoning Bylaw in conjunction with the Inter-Municipal Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land and the buildings or other improvements that will be allowed in the different Zoning Districts established in the Inter-Municipal Plan. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet. The objective of the Zoning Bylaw is to ensure:

- a) That land-use conflicts are avoided;
- b) That future development will meet minimum standards to maintain the amenity of the Town and Village and greater District;
- c) That development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- d) That development does not place undue demand on the Town or Village for services, such as roads, parking, water, sewers, waste disposal, and open space; and
- e) That future land use and development are consistent with the goals and objectives of the Inter-Municipal Plan.

.2 The Zoning Bylaw provides the Municipalities with actual control over land use and development within the Town of Blaine Lake and Village of Marcelin. To ensure, that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment the individual Municipality should refer to the policies contained in this Inter-Municipal Plan with regard to the “Future Land Use Map” (Appendix “A” and Appendix “B”) to ensure that the development objectives of the Inter-Municipal Plan are met.

7.4 Definitions

The definitions contained in the individual Municipality’s Zoning Bylaw shall apply to this Inter-Municipal Plan.

7.5 Existing and Non-Conforming Uses

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use in accordance with *The Planning and Development Act, 2007*.

7.6 Contract Zoning

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

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

7.7 Direct Control District

In accordance with *The Planning and Development Act, 2007*, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the Inter-Municipal Plan and Zoning Bylaw, designate an area as a Direct Control District.

Direct Control Districts (DCDs) are intended to provide for developments that, due to their unique characteristics, innovative approaches or unusual site constraints, require a more flexible approach to land use regulation than is available under traditional zoning. DCDs are likely to be applied to small or irregularly shaped lots, lots restricted by physical barriers or existing commercial or industrial areas where comprehensive redevelopment schemes are required in order to ensure proper and desirable development.

Criteria utilized in the evaluation of development in DCDs shall include, though not be limited to the following:

- ❖ The development shall provide for a reasonably compatible interface with adjacent land uses and development;
- ❖ The development shall be designed in a manner which will address applicable environmental concerns (i.e. noise, pollution)
- ❖ The development shall meet the goals and objectives of the relevant section(s) of this Plan
- ❖ The development shall provide for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping.

7.8 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 spaces, and street layout.

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. 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 effect insofar as it is inconsistent.

7.9 Special Studies

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

7.10 Public Works

The capital works program and public improvements of each Municipality shall be consistent with the policies set out in this Inter-Municipal Plan. This is an important implementation tool since a Municipality may influence the location of future development and growth through the provision of municipal services to land.

7.11 Design Standards and Guidelines

The development and administration of design standards and guidelines is encouraged in the Town of Blaine Lake and Village of Marcelin. These guidelines can include areas such as building or site design and appearance, lighting, signage, building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

7.12 Development Levies and Agreements

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

This Development Bylaw Levy will specify the circumstances when offsite 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, the individual Municipality 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 offsite charges.

7.13 Servicing Agreements

Council may establish a separate Fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new

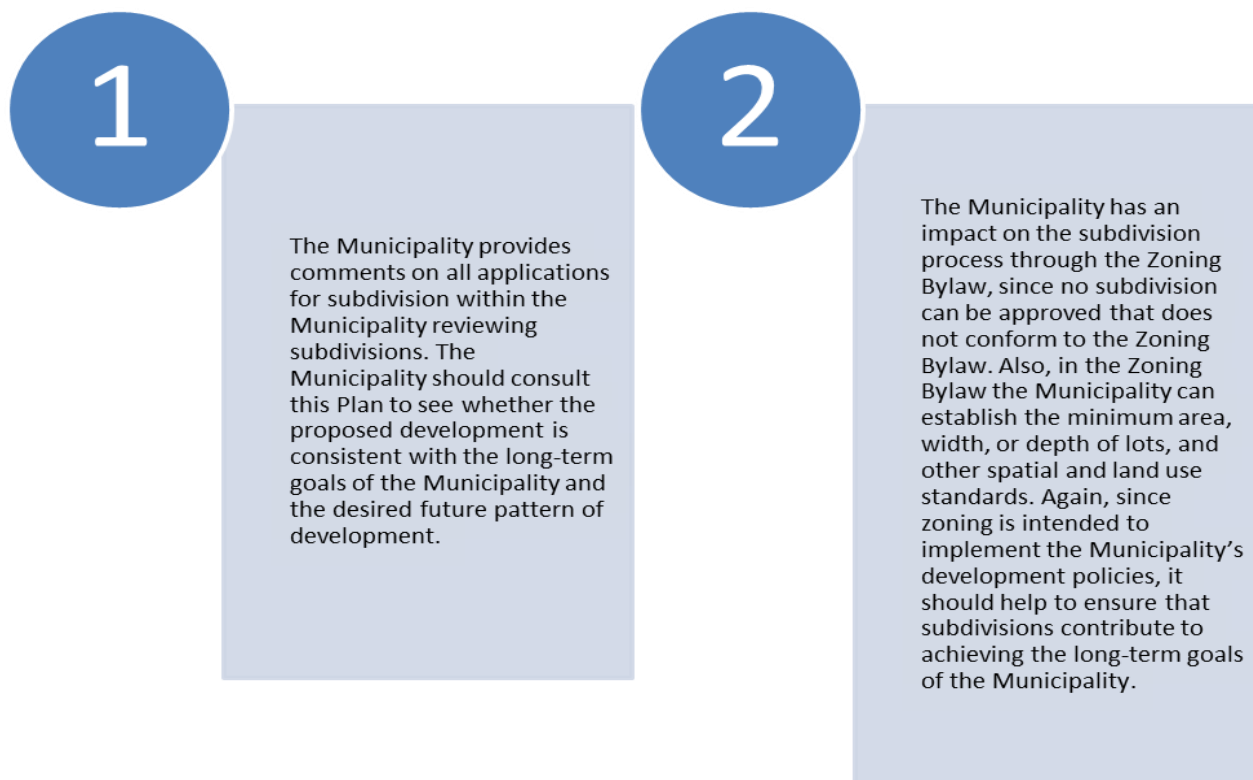
subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

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

As an example: “Where a subdivision of land requires the installation or improvement of municipal services such as waterlines and sewage systems, streets or walkways within the subdivision, the developer will be required to enter into a Servicing Agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services, such as the Municipality’s water treatment plant. Council will work with the developer to negotiate the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.”

7.14 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is the approving authority for subdivisions. The Municipality has input into the subdivision procedure at two points:



7.15 Conflict Resolution

In the event that a dispute arises between the two parties, the parties will attempt to resolve the issue by following a progressive dispute resolution process by:

- a) First, striking a negotiating committee, consisting of two elected officials and one staff member representing each affected Municipal Council, to negotiate a resolution;
- b) Second, hiring a professional mediator to guide discussions to resolve the dispute working with the appointed committee;
 - i. Costs associated with hiring a professional mediator will be paid by the disputing parties.
- c) Third, seek non-binding arbitration from the professional mediator or a legal professional;
- d) As a last attempt, voluntarily refer the dispute to the Saskatchewan Municipal Board, in accordance with Section 393 of *The Municipalities Act*, for binding decision.

7.16 Monitoring Progress

Review

This Inter-Municipal Plan is a document intended to guide decision making over the long term and is not a static document that commits the Town and Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan should 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 the Town of Blaine Lake and the Village of Marcelin to evaluate the stated goals, objectives and policies as to their relevancies.

This Inter-Municipal Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Communities of Blaine Lake and Marcelin as well as the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the District.

Amendment

This Plan is a starting point and is capable of amendment and refinement on a continuous basis. On occasion land uses or developments may be proposed that do not conform to the Inter-Municipal 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, the Village and the District as a whole should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

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

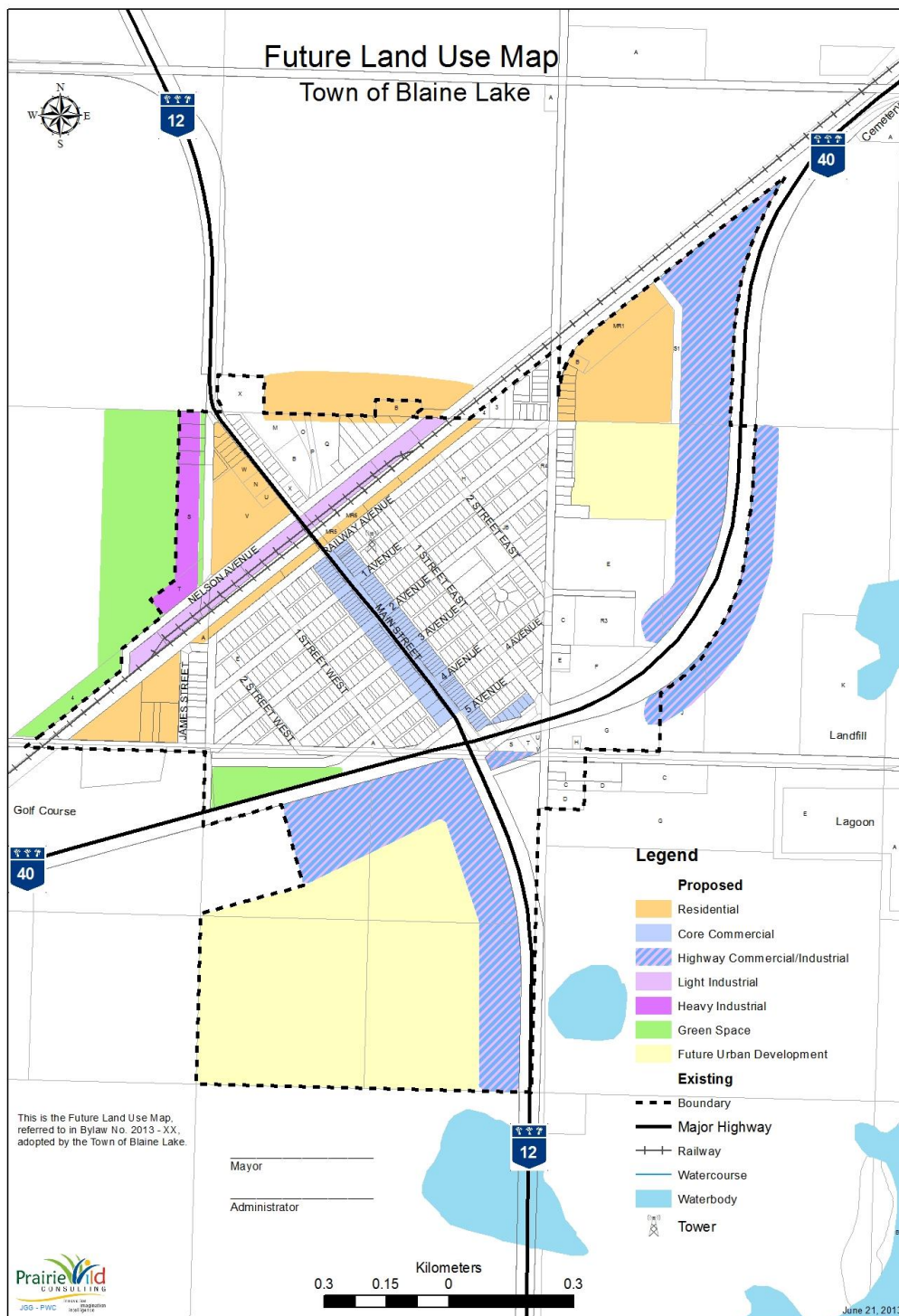
Any Municipality who has adopted the Inter-Municipal Plan is subject to the following amendment process as outlined in *Section 35 to 39 and Section 102 of The Planning and Development Act, 2007* the approval of:

- a) An amendment to an Official Community Plan; and,
- b) The repeal of an Official Community Plan.

Appendix “A” Village of Marcelin Future Land Use Map



Appendix “B” Town of Blaine Lake Future Land Use Map



Appendix “C” Urban Infrastructure Capacities

	Village of Marcelin	Town of Blaine Lake
CONNECTIONS	98	265
WATER SUPPLY	3 Wells (one currently operable) on Hatfield Aquifer. 52, 000 gallons treated water reservoirs, Pumping rate 55 gal/min	2 wells and 180,000 gallon treated water reservoir
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	Unsure, Sask Environment has told us that we have capacity to develop existing lots though study would have to be done for new subdivisions.	50% or 250 people
ANNUAL WATER TREATMENT	Average 5 million gallons	14 million gallons
SEPTIC TREATMENT	2 cell lagoon, 1 treatment, 1 storage	2 cell lagoon, 1 treatment and 1 storage
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	Have capacity to develop existing lots. Study required for new subdivisions	25% or 125 people
SOLID WASTE MANAGEMENT	Shared landfill with RM; 75 year expectancy	Transfer station located in RM of Blaine Lake
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	Waterworks System Assessment 2005	No
PUBLIC WELLS OR WELL-HEADS	Filling Station at WTP	Yes
WATER LINES / UTILITIES	Yes	Yes
LAGOONS	Located in RM of Blaine Lake (west of Main Street)	Yes
CEMETERY	Located in RM of Leask (North of Block 11)	Yes

Appendix “D” Town and Village Overview

Overview

This section provides an overview of the Communities in this Inter-Municipal Plan, the Town of Blaine Lake and the Village of Marcelin, and the people who live there. This profile contains information as well on the Rural Municipality of Blaine Lake for context. The statistical information contained in this profile is mostly taken from the Statistics Canada Census of Population from 1996 through 2006. Some information has also been drawn from other sources, such as the communities themselves and the Province.

This section is intended to showcase certain aspects of these communities in order to provide a more comprehensive view of strengths, opportunities and potential to aid in the development and application of municipal policy.

The Blaine Lake area encompasses a region of 802.96 square kilometers with a total population of approximately 958 people⁶. This includes the Town of Blaine Lake, the RM of Blaine Lake #434 and the Village of Marcelin. The area is located in central to northwest Saskatchewan, approximately 85 kilometres north of Saskatoon, 100 kilometres east of North Battleford and 105 kilometres southwest of Prince Albert.

Population Trends

Population Demographics

The total population of the Blaine Lake area in 2011 was 958 People. Between 2001 and 2006, the population saw a decrease of 5.1%, and between 1991 and 2006 the area saw an overall decrease of 20.0%. As of 2011, the population of the Town of Blaine was 510, the RM of Blaine Lake was 288 and the Village of Marcelin was 158 people.⁷

Between 2006 and 2011, however, the Province of Saskatchewan has seen a 2.0% growth and has set an agenda for growth across the Province. Based on this, the area has once again begun to see population growth. Table 1 below illustrates population change in the area from 1991 to 2011, with projected populations for 2020 and 2040 based on a modest growth rate of 2% per year, equivalent to the agenda of the Province. At an average rate of growth of 2% per year, in each Municipality, the area would reach a population of 1168 by 2020 and a population of 1735 by 2040. These values do not take into account other factors which may constrict or otherwise affect growth in the next thirty years, though merely illustrate what this rate of growth would look like in the area. The projections are shown to illustrate how much growth may occur in the area. From current Statistics Canada information, the City of

⁶ Census of Canada (2011). *Community Profiles*. Ottawa, Ontario. Accessed July 9, 2013 from (<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>)

⁷ Ibid.

Saskatoon continues to grow. Some of this growth pressure may provide spin off to the Village of Marcelin or Town of Blaine Lake as they have a locational advantage due to their proximity to the City.

Table 1: Population Change in the Blaine Lake Area, 1991-2011 and projected populations

Municipality	1991	1996	2001	2006	2011	% Change	2020 Projection	2040 Projection
Town of Blaine Lake	575	516	508	472	510	-11.3	622	924
RM of Blaine Lake	423	374	325	301	288	-31.9	351	522
Village of Marcelin	193	182	169	167	158	-18.1	193	286
Regional Total	1191	1072	1002	941	958	-19.6	1168	1735

Source: 2011 Census of Canada⁸, 2006 Census of Canada, 1996 Census of Canada⁹

The Blaine Lake area is composed of mostly third generation residents, at roughly 75.8% of residents over the age of 15, while the first generation is reported at only 4.5%.

Age and Gender Distribution

Table 2 below shows the gender distribution in the Blaine Lake area over the course of the last three Censuses. While there is not a highly significant gap, there have been slightly more females in the area than males during this time.

Table 2: Gender Breakdown in the Blaine Lake Area, 1996-2011

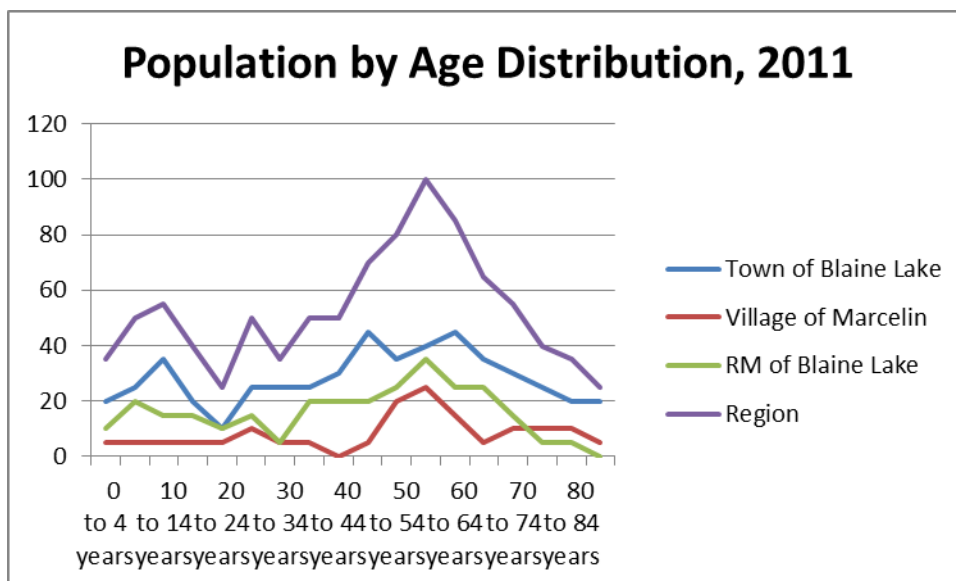
	1996		2001		2006		2011	
Municipality	Male	Female	Male	Female	Male	Female	Male	Female
Town of Blaine Lake	240	275	240	270	215	255	250	260
RM of Blaine Lake	195	175	175	150	170	135	155	130
Village of Marcelin	90	90	80	90	75	95	80	80
Regional Total	525	540	495	510	460	485	485	470

Source: 2011 Census of Canada, 2006 Census of Canada, 1996 Census of Canada

⁸ Census of Canada (2011). *Community Profiles*. Ottawa, Ontario. Accessed July 9, 2013 from (<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>)

⁹ Statistics Canada (1997). *1996 Census of Canada: Community Profiles*. Ottawa, Ontario. Accessed May 13, 2010 from (<http://www12.statcan.ca/english/Profil/PlaceSearchForm1.cfm>)

Figure 1 shows the breakdown of the Blaine Lake area population by age. The area has a higher population of seniors, adults over 45 and youth under 19, while those 20-44 are lower. This illustrates a trend that many youth are going elsewhere after they finish school for further education or other opportunities.



Source: 2011 Census of Canada

Aboriginal Population

The Aboriginal Population within the area is moderate, with approximately 15.5% of the population identifying themselves as Aboriginal on the 2006 census. While there are lower Aboriginal Populations in the Town and RM of Blaine Lake at 5.4% and 11.5% respectively, roughly half of the Village of Marcelin identified as Aboriginal¹⁰.

The Muskeg Lake reserve is located nearby to the Blaine Lake area, just beyond its borders, a distance of approximately 20 kilometres from the Town of Blaine Lake.

Language and Diversity

In the Blaine Lake area, 84.4% of the population identified English as their mother tongue, while 100% identified as having knowledge of English. Approximately 2.2% of the area identified as being an immigrant, and just over 1% reported not holding Canadian citizenship. No one indicated immigrating to the area since before 1991 and no one identified as being a member of a visible minority on the 2006 census¹¹.

¹⁰ Statistics Canada (2007).

¹¹ Ibid.

Dwelling Characteristics

There are currently 460 households in the area. Of these dwellings approximately 84% were constructed before 1986 with the remaining 16% built between 1986 and 2006. This may largely reflect the decline in population between this time period. As an average of the three Municipalities in the area, single-detached houses make up 87% of all houses, and rented houses represent 15% of all households.

The average household size in the Town of Blaine Lake was 1.9 occupants, while the average in the RM of Blaine Lake was 2.4, and the average in the Village of Marcelin was 2.3. This is comparable to the Saskatchewan Provincial average of 2.4 occupants¹².

Family Structure

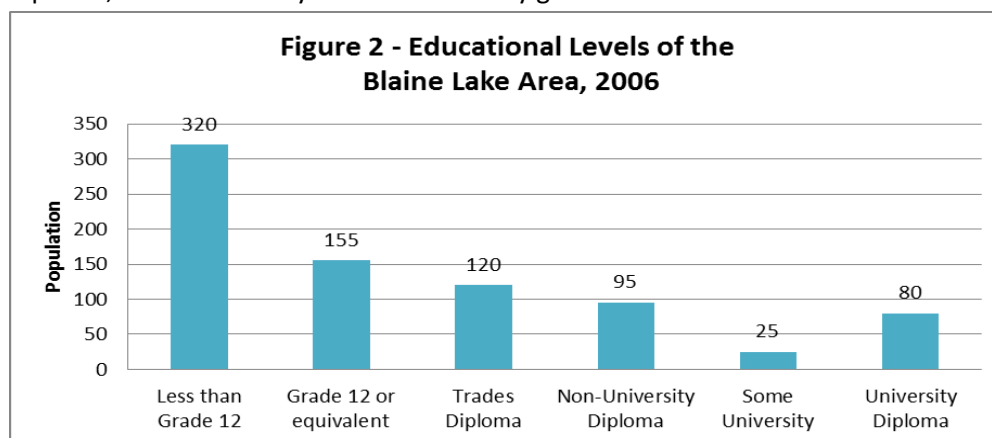
There are a total of 260 census families in the area. Of these 210 are married or common-law couple families, and the rest are lone-parent families. Lone-parent families make up over 21% of the families which puts the Blaine Lake area slightly above the provincial average of 16.6%.

Of the 460 private dwellings in the area, 185 of them are single occupant making up 40.2% of dwellings. This is well above the Saskatchewan Provincial average of 28.7%¹³.

Educational Level

Figure 2 shows the level of education attained for those aged 15 years and older in the Blaine Lake area. Just under 60% have achieved their grade 12 or higher (475 residents). This is slightly below the Provincial average of 70%.

Of those 15 and older, 41% (320 residents) have a trade certificate, diploma, college certificate, or diploma, some university or are a university graduate.



Source: 2006 Census of Canada

¹² Statistics Canada (2007).

¹³ Ibid.

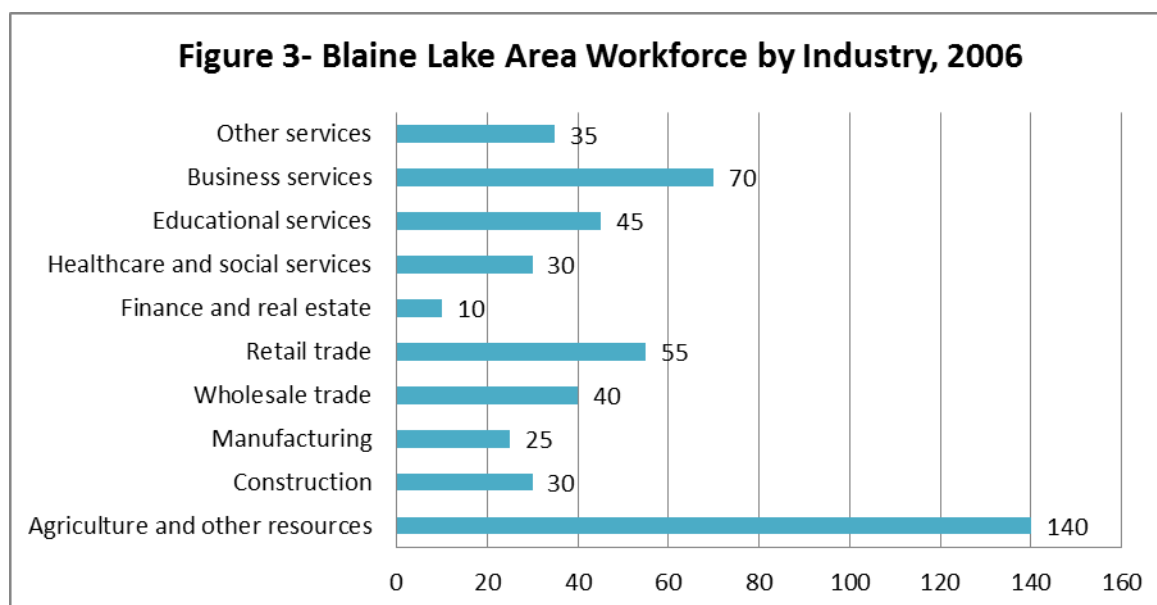
Economic Trends

Employment

In 2006 there were 785 people 15 years and over in the area of Blaine Lake and 64.8% of those (515) are considered to be in the labour force. Of the labour force 460 were employed while 50 reported as unemployed, putting the unemployment rate at 9.7%. At that time the Saskatchewan unemployment rate was 5.1% placing the Blaine Lake area slightly higher than the provincial average¹⁴.

Occupation

Figure 3 breaks down the Blaine Lake area labour force by Industry. In 2006, the highest percentage of the labour force in the area worked in agriculture and other resources (27.2%). The rest of the top five occupations by percentage were business services (13.6%), retail trade (10.7%), educational services (8.7%) and wholesale trade (7.8%).



Source: 2006 Census of Canada

Similarly, as shown below in Table 3, the majority of occupations within the Blaine Lake area fall within the categories of primary industry (25%); trades, transport and equipment operators (24%); and sales and service (23%). Residents of the Town of Blaine Lake are mostly employed in sales and service and trades, transport and equipment operators, while the residents of the RM of Blaine Lake are mostly employed in primary industry, which would in most cases be agriculture. There is no dominant employment sector in the Village of Marcelin.

¹⁴ Statistics Canada (2007).

Table 3: Occupations in the Blaine Lake Area, 2006

Occupation	Town of Blaine Lake	RM of Blaine Lake	Village of Marcelin	Regional Totals
Management	25	15	0	40
Business, finance and administration	15	30	0	45
Natural and applied sciences	0	10	0	10
Health	10	0	0	10
Social science, education, government service and religion	0	10	15	25
Art, culture, recreation and sport	0	0	0	0
Sales and service	80	20	15	115
Trades, transport and equipment operators	70	35	15	120
Primary industry	20	90	15	125
Processing, manufacturing and utilities	10	0	0	10

Source: 2006 Census of Canada

Mode of Transportation

The total number of area residents 15 and over in the employed labour force with a usual workplace or no fixed address as of 2006 was 340. Of these, 285 (83.8%) travelled to work as the driver in a vehicle and 20 (5.9%) travelled to work as a passenger in a vehicle. Thirty people (8.8%) reported walking or riding a bicycle to work and 10 (2.9%) travelled by a different means than these. No residents reported the use of public transit.

Of the total employed labour force 15 and over (465 people), 120 worked at home, 10 worked outside of Canada, 55 had no fixed workplace and 285 worked in a usual location. Of those 285, 60 worked in their home Municipality, 225 worked in a different Municipality, and 10 worked in a different province¹⁵.

Median Family Income

In 2006, the median family income for Town of Blaine Lake was \$38,090 while the RM of Blaine Lake was \$35,744. Income data for the Village of Marcelin was not revealed. The median family income for Saskatchewan in 2006 was \$58,563 putting both the Town and RM of Blaine Lake below the provincial average.

In the Blaine Lake area in 2006, between 13% and 18% of area residents were considered low income before taxes¹⁶.

¹⁵ Statistics Canada (2007).

¹⁶ Statistics Canada (2007).

Agriculture

As shown above, agriculture and natural resources play a dominant role in employment and industry for the Blaine Lake area. In 2006, there were 111 farms in the RM of Blaine Lake, with an average of 455 hectares of land per farm. The most significant crops produced in the RM are spring wheat, canola and barley¹⁷.

Community Features

Businesses and Facilities

The Town of Blaine Lake holds both the Town Office and RM Office in a shared building located on Main Street. The Town has banks, a post office, a public library, a museum, a community centre and a Chamber of Commerce which promotes local businesses, along with services such as restaurants, service stations, grocery store, insurance agency and other amenities. The Village of Marcelin has a post office, a bank, a public library, a community hall, and a scheduled bus service.

Educational Facilities

Blaine Lake Composite School, within the Prairie Spirit School Division, is the only educational facility in the Blaine Lake area. It is located in the Town of Blaine Lake and provides education for grades K-12. Blaine Lake Composite School has 194 students enrolled as of 2010, a significant increase from approximately 130 five years previous.¹⁸ The school also offers a daycare and playschool space for younger children during the day. The school is a key facility as a location for education, employment and community and cultural events.

While the Blaine Lake area does not have any post-secondary education facilities itself, the convenient location near the cities of Saskatoon, North Battleford and Prince Albert provides close access to various post-secondary education institutions.

Community Services

Infrastructure Services

The Town of Blaine Lake offers water from two wells which is treated and filtered. The Town employs a Level 1 Water and Wastewater Certification Operator who tests water daily, and sends samples to a Provincial Laboratory.

The Town is in the process of building a new sewage lift station, to update the infrastructure presently being used. Blaine Lake also has weekly garbage pick-up provided by Loraas Disposal and a recycling program.

¹⁷ Statistics Canada (2007). *2006 Agriculture Community Profiles*. Ottawa, Ontario. Accessed Nov 19, 2010 from (http://www26.statcan.ca:8080/AgrProfiles/cp06/PlaceSearch.action?request_locale=en)

¹⁸ Blaine Lake Composite School Administrative Assistant. Personal interview Nov 19, 2010.

Health and Emergency Services

The area has a number of medical and emergency services. Blaine Lake Medical Clinic offers service four days a week and Redberry Pharmacy is open three days a week, both located on Main Street, as is Blaine Lake Ambulance. The Town also has a Homecare and Meals on Wheels program, as well as a Public Health Nurse, Mental Health Nurse and Dietician, available by appointment.

The Blaine Lake Volunteer Fire Department responds to emergency fire calls both in the Town and RM of Blaine Lake.

Tourism

Local Attractions

Both the Town of Blaine Lake and Village of Marcelin have important cultural attractions, features and events.

The Village of Marcelin has a beautiful historic and provincially heritage church that acts as a drawing card to the Town. Its overall charm and character gives it a charm and flavour attracting of a quiet community quality of life.

The Doukobour Prayer Home, ol' Town Hall and a number of active local businesses are located in heritage buildings along Blaine Lake's Main Street – these are important drawing cards for people traveling through the area.¹⁹ The ol' Rail Station converted into a regional library and park makes a delightful stop for many visitors before heading 'north' to lake country. There are beautiful hand painted murals on numerous public facilities in the Town. Additionally, there is a camp ground/park, sports grounds and various recreational amenities that also act as important tour levers for the Town and area. Sports Days, Farmer's Market's and various other community programming led by an active Blaine Lake Community Association provides much opportunity for tourism.

An attraction in the RM of Blaine Lake is the Popoff Tree, a 68-foot tall cottonwood-balsam poplar hybrid with a girth of 16 feet and a span of 104 feet. This tree has been in the area since the first white settlers arrived. Nearby beyond the RM borders is also Crooked Bush, a grove of aspen trees which have grown crooked and have yet to be explained. The Doukhobor Dugout Cave is another local attraction, dug by Russian settlers in the 1890s. It is located south of the Town of Blaine Lake and was designated a Provincial Heritage Property in 2005. It is a cultural site with the original murals still intact.

Recreation and Green Space

Blaine Lake is considered to be the "Gateway to the Northern Lakes" due to its proximity to fishing, hunting and camping sites, as well as its convenient location at a junction of two main Highways, #12

¹⁹ Town of Blaine Lake (2010). *Area Attractions*. Accessed Nov 19, 2010 from (<http://blainelake.ca/tourism/attractions.html>)

and #40. The RM of Blaine Lake borders the North Saskatchewan River, providing many scenic and beautiful vistas. Within the RM there are also a number of orchards and market gardens.

In the Town and RM of Blaine Lake there is skating, curling, ball diamonds and other sports grounds, a golf course, tennis courts and a seniors' recreation centre²⁰.

The Town and RM of Blaine Lake with the Village of Marcelin Today

History

Settlement

The earliest group of settlers in the Blaine Lake area were Russian Doukhobors in 1899, after their exile from Russia following a long series of conflicts²¹. Due to a 1898 amendment which allowed co-operative farming, the Doukhobors were able to live and work the land communally. By 1904 they had established a dugout Village near the North Saskatchewan River²². Early settlers in the RM of Blaine Lake and the Town of Blaine Lake began to arrive around 1907 and were predominantly Eastern European, Slavic and Anglo-Saxon²³.

The settlement of the Village of Marcelin began when Antoine Marcelin was convinced by a Muskeg Lake priest to re-locate his family in the area. They moved to Duck Lake and in 1902 Marcelin purchased 1900 acres around the Marcelin area and settled half a mile east of the current Village site. As a traveler, he recruited farmers from Ontario and Quebec to settle on his land, and in 1907 during a trip to Rome he recruited many French settlers as well as Russian, Ukrainian, Polish and Hungarian settlers²⁴.

Establishment

The first Local Improvement Districts which comprised the area of the RM of Blaine Lake No. 434 were L.I.D. 21-C-3, 22-C-3 and 23-C-3. In 1909 they combined to become Local Improvement District No. 434 and in 1912 the Rural Municipality of Blaine Lake No. 434 was incorporated. One of the most significant concerns of the earliest RM councils was how to keep roads passable for the marketing of produce. The community of Blaine Lake was established when the Canadian National Railway came through the area in 1910. As of 1911 the ownership of the townsite had been transferred to Mackenzie, Mann and Co. Ltd., who were determined to sell the land at an affordable cost to encourage rapid expansion. Blaine Lake was incorporated as a Village in 1912 and between 1912 and 1913 the Village had expanded

²⁰ Enterprise Saskatchewan (2009). *Saskbiz Community Profiles*. Accessed June 25, 2010 from http://www.saskbiz.ca/communityprofiles/Select_a_Community.asp?Region_ID=2

²¹ Enterprise Saskatchewan (2009). *Saskbiz Community Profiles*. Accessed Nov 19, 2010 from http://www.saskbiz.ca/communityprofiles/Select_a_Community.asp?Region_ID=2

²² Town of Blaine Lake and Rural Municipality of Blaine Lake # 434 (1984). *Bridging the Years: Era of Blaine Lake and District 1790-1980*. Altona: Friesen Printers.

²³ Enterprise Saskatchewan (2009).

²⁴ Marcelin Historical Society (1980). *History of Marcelin and District*. Turner-Warwick Printers Inc.

from 100 to 300 residents. Early concerns of the Village Council related to the installation of a public well and the collection of taxes.

Both the Town and RM of Blaine Lake take their name from the nearby Blaine Lakes, though it is unsure how they came to be named. One story tells of a surveyor named Mr. Blaine who drowned in the lake, though there was no record of this. Another suggests the lakes were named after a squatter named Mr. McBlaine who also drowned in the lake, although this also is uncertain. A third theory suggests that the name is unrelated and may have been randomly selected by surveyors.²⁵

The rail line came through the land of Antoine Marcelin in 1911, half a mile west of the original site. The Village was moved and re-settled along the new railway. At this time Antoine Marcelin returned to Muskeg Lake where he died in 1915. The Village was also incorporated in 1911, named after Marcelin the earliest settler²⁶.

Community Development

Education

The Blaine Lake School District was established in 1910, and the first school was opened in 1911 with 25 students, located half a mile from the Village. In 1914, a new schoolhouse was constructed and the original one was moved to Blaine Lake to serve as a residence. The new building was constructed with four rooms, but was not used at full capacity until 1919. In 1925 a separate cottage was built on the school grounds to accommodate more students, and by 1936 the building had been updated and repaired. By 1954, there were 176 students attending the school in Blaine Lake, and that same year four nearby rural schools were closed and these students were moved to Blaine Lake for school. Plans began for a new six-room high school which was opened in 1955, and a significant addition was constructed in 1961 to become a Composite School, with another in 1971 to replace the elementary classrooms at the old site²⁷.

In 1907, the first school in Marcelin was constructed in the original Village. In 1911 it was moved to the present day Village site and in 1912 a new two-storey school was constructed where it stood for many years, with two additional rooms added in 1917. The school was completely destroyed by fire in 1936 and was rebuilt later that same year. The first high school was built in 1923 and a new one was constructed in 1960²⁸.

Services and Access

At the point where the Village of Marcelin was incorporated, it had a sheriff, two doctors and one nurse. In 1961 the Village purchased a fire truck, and water and sewer services were installed in 1965²⁹.

²⁵ Town of Blaine Lake and Rural Municipality of Blaine Lake # 434 (1984).

²⁶ Marcelin Historical Society (1980).

²⁷ Town of Blaine Lake and Rural Municipality of Blaine Lake # 434 (1984).

²⁸ Marcelin Historical Society (1980).

²⁹ Ibid.

In 1912 the Village of Blaine Lake had its first fire truck and a temporary hall was set up in 1913. In 1978 the Town and RM of Blaine Lake Also in 1912 was the earliest medical health office, with a doctor's office established in 1946. In 1957 Ambulatory service was established in Blaine Lake and in 1960, the Municipality became a part of the Prince Albert Health District. Blaine Lake became a member of the North Central Ambulance Association in 1979 and to date provides ambulatory services to a wide area.

In 1952 there was a request for a road from the Petrofka Ferry to Borden Bridge, and this was constructed in 1965 through a 100% grant. Highway #40 was constructed from Krydor to Leask over the years of 1935-38 and Highway #12 from Blaine Lake to Saskatoon was constructed in the 1950s, extended to Shell Lake in 1975³⁰.

Places of Worship

The earliest record of a church service in the Blaine Lake area was the church in Balmoral in 1908. It served many denominations, though after the death of a prominent minister in 1930, it stood unused for many years until it was moved to Leask in the 1950s. The Blaine Lake Methodist Church was constructed in 1912, and in 1925 became the Blaine Lake United Church. St. Andrew's Roman Catholic Church began construction in 1914 and in 1962 became a mission without a priest. In 1983 the church was designated a Historical Heritage Site.

The Blaine Lake Congregation of Jehovah's Witness began in the 1950s, and by 1957 attendance had increased to the point where a new location was needed. In 1962 a building was remodeled in Blaine Lake with expansions in 1979. The Blaine Lake Gospel Chapel was completed in 1913 and was moved to Blaine Lake in the 1940s. The Doukhobor Prayer Home was located in an old school moved to Blaine Lake in 1930. In 1931 the Prayer Home was replaced with a much larger building in its current location³¹.

The earliest church in the Village of Marcelin was erected in 1904. Due to a growing population, a new one was constructed in 1922-23 on the same site, with the old one moved and converted to a Parish Hall, which later became the Marcelin Community Hall. The new church was named St. Joseph Roman Catholic.³² This historic church is now a Provincial Heritage Site.

Economic Development

Local Businesses and Facilities

Early businesses in the Village of Marcelin included a hardware store, general store, harness and shoe shop, a butcher shop, drug store, two feed stables and a barber shop. The Village suffered one fire in 1929 and three during the year of 1931, which destroyed many buildings. In 1961 Martin's Lake Regional Park was established in the area, with a 9-hole golf course, swimming, boating and fishing as

³⁰ Town of Blaine Lake and Rural Municipality of Blaine Lake # 434 (1984).

³¹ Ibid.

³² Marcelin Historical Society (1980).

well as resort conveniences. In 1966 a library board was established, and following in 1972 the first covered rink was constructed³³.

With the rapid expansion in Blaine Lake came expansion of business and commerce in the area. Prior to incorporation as a Village, there were two lumber shops, a pool hall, a druggist, a hardware store, a livery and feed barn, boarding house, barber shop, an implement dealer and a John Deere dealer. By 1912 there was a Canadian Imperial Bank of Commerce. A large fire in 1929 destroyed the entire East side of Main Street. In 1929 the RM of Blaine Lake purchased an office in the Town and in 1954 the RM and Town constructed a joint office where it presently exists.

From early settlement of the area until the present, agriculture has been a significant part of the local economy, spurred in part by the arrival of the railway³⁴.

³³ Ibid.

³⁴ Town of Blaine Lake and Rural Municipality of Blaine Lake # 434 (1984).