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# 1. Introduction

This Official Community Plan is adopted by the Northern Village of Green Lake, in accordance with sections 29 and 35 of *The Planning and Development Act, 2007* (the PDA), to provide a framework of goals, objectives, and policies to guide the management and use of land within the municipal boundaries. This plan assists decision makers in reaching the goals of the community and evaluates the future effects of decisions regarding land use planning.

## 2. Planning Context

### 2.1 Municipal Vision

*“Green Lake is a community that is proud of its Métis culture, language, history, and traditions. As we recognize that our natural resources, traditional knowledge and water are sacred, we ensure that any developments are guided by the need to ensure that these are protected. We are an active and vibrant community that is growing and where our traditional values and knowledge are important components of our growth and development. We strive to encourage residents to make their lives what they want, while respecting our waters and natural environment.”*

\*This vision was created in 2008 during planning sessions facilitated by the “Municipal Capacity Development Program.”

### 2.2 Municipal Goals

- 1) **Land Use and Growth Management: Maintain a complete and livable community.** Green Lake maintains a balanced approach to growth that respects the surrounding environment and supports our desire to be a complete, vibrant, and unique community.

- 2) **Environment: Maintain the health and integrity of our environment.** Green Lake is committed to living, working, and growing in a manner that does not compromise the health of our environment and our community now or in the future.
- 3) **Housing: Support access to a diversity of housing choices.** Green Lake strives to provide a mix of housing options, ensuring that people of all ages and incomes have an opportunity for housing that is well-built, safe, and located in livable neighbourhoods.
- 4) **Recreation and Parks: Protect and enhance our open spaces.** Green Lake is proud of its parks, green spaces, trails, and waterways. We will provide a range of outdoor parks, playgrounds, and recreational facilities necessary to meet the needs of our community as well as provide affordable access to these facilities.
- 5) **Food and Agriculture: Support sustainable farming and maintain rural values.** Green Lake values its local agriculture lands and rural setting. We will protect these important features by encouraging appropriate land management practices that maintain the agriculture and rural attributes, and that are supportive of the local community and environment.
- 6) **Heritage, Arts, and Culture: Celebrate our history and culture.** Green Lake and the surrounding area is an important cultural and historical region for the Métis community. We will continue to encourage an array of arts and educational opportunities to our residents, neighbours, and visitors and actively encourage participation and appreciation through festivals, courses, workshops, shows, and events. We will recognize the importance of arts and culture to diversifying the Northern Village and improving the quality of life. We value, protect, and celebrate our heritage.
- 7) **Community Services and Facilities: Support our health and well being.** Green Lake supports and seeks a range of accessible and affordable community health, youth, seniors, special needs, and educational services and facilities for our residents. We strive to offer facilities and services that cater to a wide variety of

users and are regularly assessed to ensure they meet the changing needs of the community.

**8) Economic Development: Build a healthy and resilient local economy:**

Economic development in Green Lake will be aimed at creating a self-sufficient, stable community through developing our core assets and creating meaningful employment opportunities. Our farming operations will be sustainable and a method of job creation. We will focus on being a welcoming and cooperative community. We will focus on economic development while striving to maintain a pristine environment.

\* Goal 8 is Green Lake's Economic Development "vision statement" created in 2009 for "The Northern Village of Green Lake Community Economic Development Plan"



Sunset in Green Lake.

## 2.3 Authority and Mandate

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

Section 32 (2) states that an Official Community Plan must also contain statements of policy with respect to:

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

Section 32 (3) of the PDA states that an Official Community Plan may also:

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

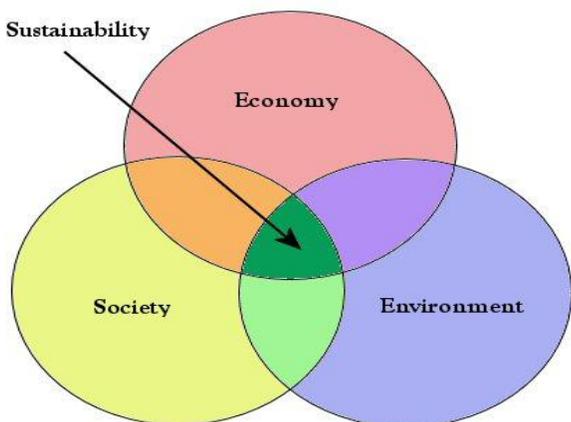
### 3. Guiding Principles

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

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

#### 3.1 Balance of Interests and Flexibility

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



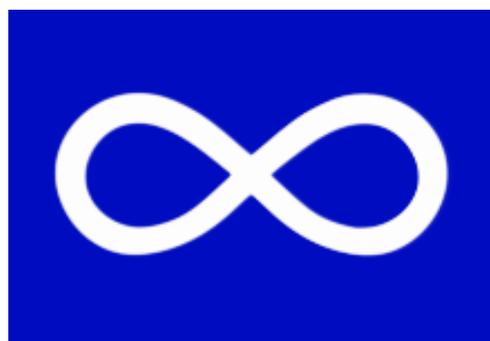
#### 3.2 Sustainability

Planning decisions should be enduring. This means that decisions about the management and development of our resources and economy will be made with consideration to the requirements of present and future generations ensuring

healthy, prosperous, livable communities. Conservation, reclamation, rehabilitation, mitigation, and prevention are all tools that could be employed to ensure that growth and development are sustainable. The application of sustainable planning and development benefits everyone and demonstrates Green Lake's commitment to the global community.

### 3.3 Provincial-Aboriginal-Métis Involvement

Green Lake is committed to working with the First Nations and Métis peoples that are part of this northern community. We recognize the provincial legal Duty to Consult on actions and developments which could adversely impact Aboriginal and Treaty Rights. We will take part in cooperation between governments, municipalities, First Nations, and Métis in land use planning and development to the mutual benefit of the parties. Green Lake recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and the *Constitution Act, 1982*.



### 3.4 Mutual Respect

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

### 3.5 Cooperation

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



### 3.6 Consultation

Consultation is integral to good development. Green Lake is committed to providing opportunities for active and meaningful consultation with all segments of the community. Council will engage with the community in the preparation of plans to guide land use and development, and to communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in the planning documents. Council will encourage developers to also engage the public in discussions, work to avoid conflicts, and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

### 3.7 Initiative and Enterprise

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

### **3.8 Learning and Innovation**

Planning involves a process of learning and analysis. Green Lake accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovation solutions to planning issues will be carefully considered to provide opportunities for successful development that might not have otherwise occurred.

### **3.9 Statements of Provincial Interest**

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

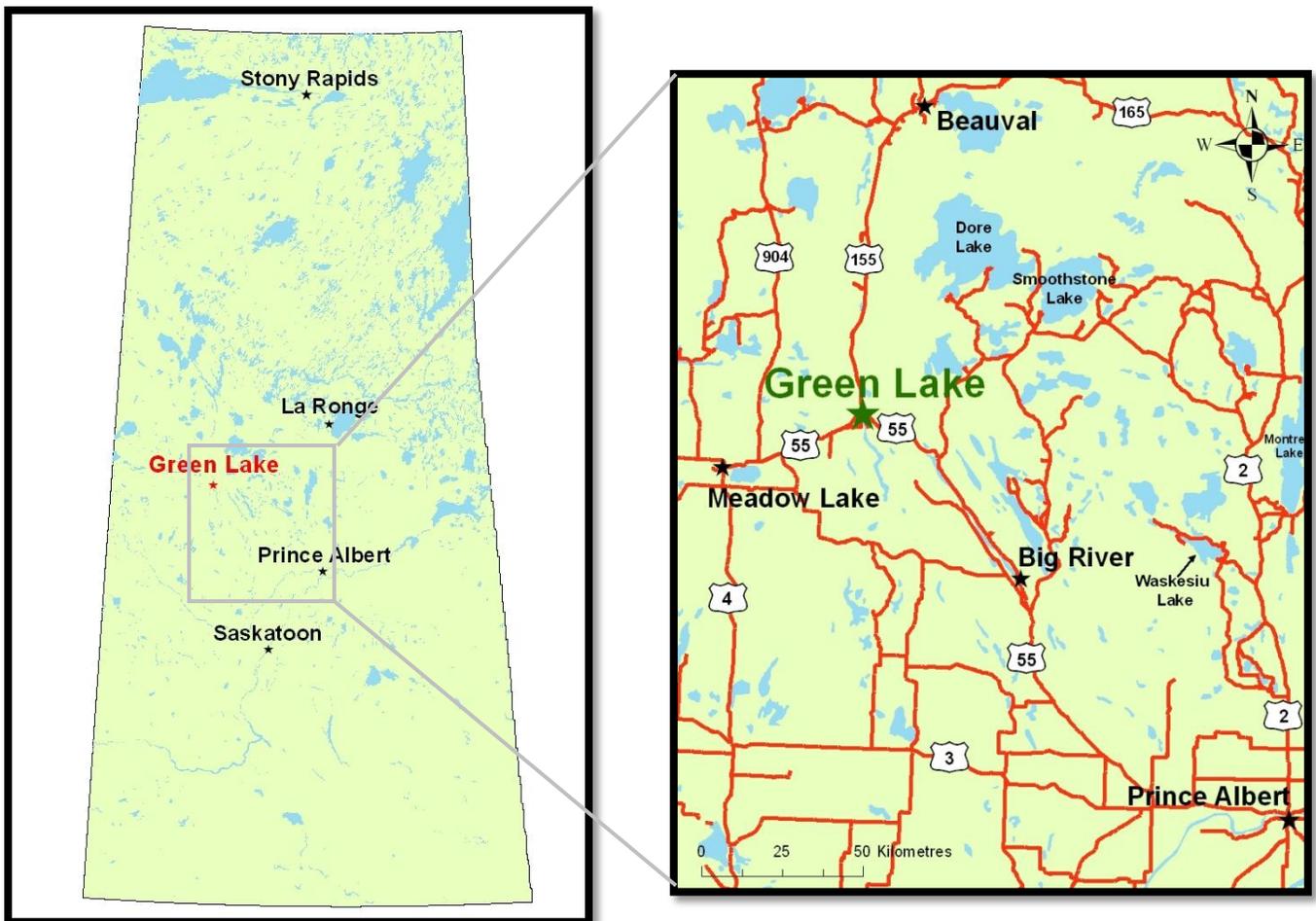


Green Lake in the summer.

## 4. Background

### 4.1 Location

The Northern Village of Green Lake is located in northwest Saskatchewan at the junction of Highway 55 and Highway 155 within the Northern Saskatchewan Administration District. Green Lake is located 310 kilometres northwest of Saskatoon and 210 northwest of Prince Albert. The City of Meadow Lake is located 50 kilometres west on Highway 55 and is the closest major service centre to Green Lake. Highway 155 is the gateway to northern communities and uranium mines on the west side of the Province.



## 4.2 History

The Northern Village of Green Lake is one of the oldest communities in the province. In the late 18<sup>th</sup> century the North West Company (1782) and the Hudson Bay Company (1799) built fur trading houses on the shores of Green Lake. The fur trade was the beginning of a cultural transformation for the nomadic Cree people of the region. Green Lake became an important link in the water-based fur trade route from Fort Carlton to the North Saskatchewan River to Ile-a-la-Crosse further north. With the development of overland routes in the late 19<sup>th</sup> century this importance was lost.

Missionaries followed the traders and by the mid 19<sup>th</sup> century the Roman Catholic Church was established in Green Lake. Many Green Lake family names are derived and originate from contact with voyagers, traders and the influence of the French Catholic Mission.

In the 1940's the Government of Saskatchewan established six townships around Green Lake as a Métis Rehabilitation Area because of the Métis people poor standard of living. Non-Métis homesteaders were relocated from these six townships and further settlement of this area was restricted to Métis families as was trapping, fishing, and logging. Government programs focused on employment and training, especially in agriculture, and promoted self sufficiency. Roman Catholic sisters delivered community services such as a school, hospital, cannery, and children's shelter. A system of 40 and 80 acre plots were leased to individual families to farm with assistance from a Central Government Farm that supplied machinery. Men from the community were employed at the farm to work the plots and to train in agriculture.

At the same time a local sawmill was opened and the Saskatchewan Timber Board was established. The sawmill became the major employer in Green Lake consistently employing more than 100 men. Gradually log houses were improved and replaced with frame houses built largely by local men using locally produced lumber. This work produced skilled lumberjacks, millworkers, and carpenters.

Although the government programs did not develop a self sufficient rural lifestyle, conditions in Green Lake did improve. Green Lake has not been without government services since. A Local Improvement District (LID) took over administrative responsibility for Green Lake in 1945. Under the LID the Central Farm was expanded and a second farm, Silver Lake, was established in 1965 increasing employment opportunities for Green Lake men.

The LID was replaced by the Department of Northern Saskatchewan (DNS) in 1972 and Green Lake's first local Community Authority under DNS was elected in 1974. The old sawmill was replaced with a new one in 1974 and a sewer and water system was installed in the community.

In the 1990's the Northern Village incorporated the sawmill and "Green Lake Métis Wood Products Limited" was created. The Northern Village signed a wood supply agreement with the Province of Saskatchewan, Weyerhaeuser, Norsask Forest Products, and Mistik Management. In 2000 the sawmill burnt down and was rebuilt to open again in 2002 only to shut down a year later. The sawmill has yet to reopen.

### 4.3 Property Ownership

In 1996, the provincial government transferred ownership of Central Farm to the Northern Village of Green Lake. Subsequently, Green Lake Métis Farms was incorporated in 1998. In 2006, the Northern Village also obtained ownership of the Silver Lake Farm from the Province. Silver Lake Farm is located just southwest of the municipal boundary. The Northern Village currently operates these two farms as "Green Lake Métis Farms" with the aid of a Farm Board which is appointed by the Mayor and Council. Central Farms is approximately 9000 acres, and Silver Lake is approximately 5200 acres.

The Northern Village owns the majority of land within the municipality. When Green Lake extended their municipal boundary the provincial government transferred ownership of the newly annexed land to the Northern Village. This includes all of the vacant residential, commercial, and industrial lots in the community. Saskatchewan

Housing Corporation has a large presence in the community and currently owns 47 properties for residential use. Map 1: Northern Village of Green Lake Property Ownership and Map 1A: Northern Village of Green Lake Property Ownership depicts the ownership for the entire Northern Village.



Sports Field at St. Pascal School in Green Lake.



Public Gazebo on Green River.

## 4.4 Geography

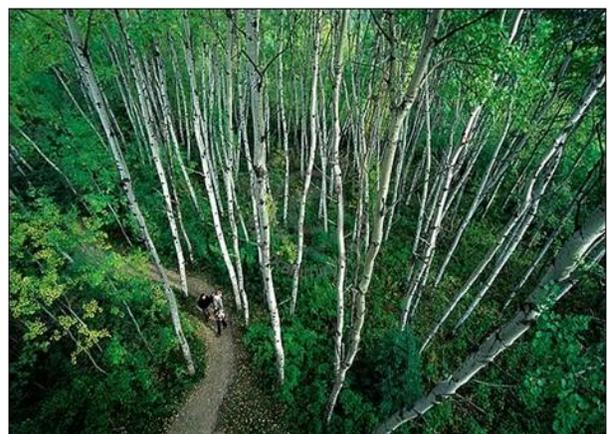
Green Lake is situated in the Boreal Plain ecozone in west-central Saskatchewan. The climate is subhumid and cool, marked by short, cool summers and long cold winters. The growing season is adequate for grain and some forages. The average total annual precipitation in this ecoregion is 456 millimetres; annual snowfall is 147 centimetres; mean July temperature is 16.3° C and mean January temperature is -18.9° C. Within the Boreal Plain ecozone, Green Lake is located in the Clarke Lake Plain ecoregion.



Fraser Lake in the Northern Village.

The Clarke Lake Plain is an extensive area of low relief extending west from the base of the Waskesiu Upland to the Beaver River. Elevations range from 500 m to 575 m. The eastern part drains in the Clarke Lakes and then north into Smoothstone Lake; the western part drains north via the Cowan and Beaver Rivers, or directly into Sled Lake.

The Clarke Lake Plain is characterized by two major landscapes. About 60% of the area is gently rolling glacial till plain, and the remaining 40% of the area is peatland with large



tracts being found in the vicinity of the Clarke Lakes. Productive stands of aspen and white spruce along with stands of pure aspen are the most common types of vegetation in this area. Most of the peatlands are low lying wetlands with grassy vegetation, which are often either treeless or support sparse stands of tamarack and black spruce. Numerous bogs supporting moderate to dense stands of black spruce also occur in this area.

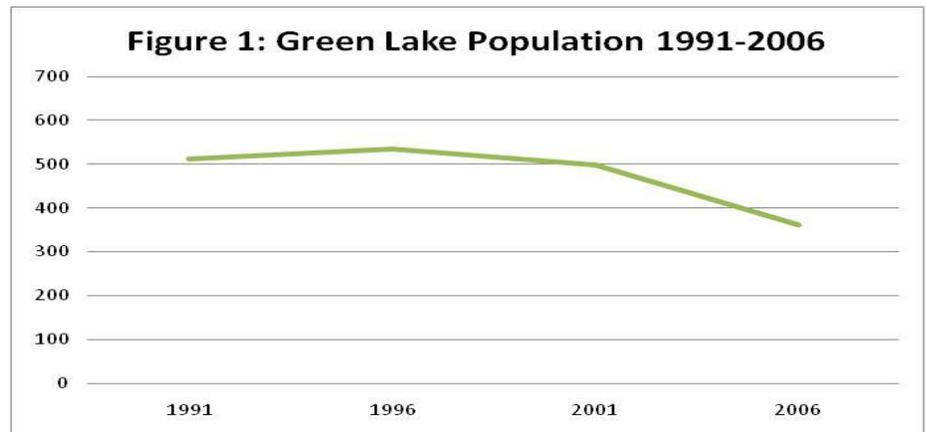
Large numbers of moose inhabit the Green Lake area, along with black bear, white-tailed deer, woodland caribou, mule deer, beaver, and timber wolves. This forest area hosts an abundance and variety of fur bearers. Characteristic land birds include the ruffed grouse, great grey owl, boreal owl, blue jay, white-breasted nuthatch, spruce grouse, gray jay, northern raven, boreal chickadee, and white winged crossbill, all of which are permanent residents. Characteristic breeding land birds include the sharp-shinned hawk, yellow bellied sapsucker, broad-winged hawk, ruby-throated hummingbird, great-crested flycatcher, solitary vireo, western tanager, and rose-breasted grosbeak. Typical wetland birds are the common loon, red-necked grebe, ring-necked duck, common goldeneye, sandhill crane, and Bonaparte's gull.

\* Information in this section was provided by "Saskatchewan's State of the Environment Report 1995: The Boreal Plain Ecozone: A Forest Community.



## 4.5 Demographics

The Northern Village of Green Lake has a population of 361 (Statistics Canada, 2006). The population declined by 27.5% in the 5 year period from 2001 to 2006.



The major contributing factor to this decline was the closure of the Village sawmill in 2003. The ten year period from 1991 to 2001 saw slight fluctuations in population although nothing as dramatic as the recent decline (Figure 1).

Table 1 shows Green Lake's population in 2006 by sex and 5 year age groups. It also categorizes the population into life stages including; preschool age, school age, labour force age, and retirement age.

Green Lake's retirement age group represents 14.1% of the total population, slightly lower than the provincial average of 15.4%. Although Green Lake's population is currently slightly younger than the provincial average there is a large percentage of males in the 50-64 year range. This indicates there will be an increased need for senior housing in the community in the next 15 to 25 years.

The median age of Green Lake residents has increased from 26.9 years old in 2001, to 37.2 years old in 2006. This major increase can be attributed to young working families seeking employment elsewhere and the associated decline of school aged children that resulted from this. Green Lake's median age is now closer to the provincial average of 38.7.

**Table 1: Age and Sex Population Characteristics of Green Lake, 2006.**

<i>Age Group</i>	<i>Male</i>		<i>Female</i>		<i>Pop. Group</i>
	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	
85+	0	0	0	0	14.1% Retirement Age
80-84	5	1.41	5	1.41	
75-79	5	1.41	10	2.82	
70-74	10	2.82	5	1.41	
65-69	5	1.41	5	1.41	
60-64	15	4.23	5	1.41	56.39% Labour Force Age
55-59	15	4.23	10	2.82	
50-54	15	4.23	5	1.41	
45-49	10	2.82	20	5.63	
40-44	10	2.82	10	2.82	
35-39	10	2.82	15	4.23	
30-34	10	2.82	15	4.23	
25-29	5	1.41	10	2.82	
20-24	10	2.82	10	2.82	
15-19	10	2.82	15	4.23	26.77 School Age
10-14	15	4.23	20	5.63	
5-9	15	4.23	20	5.63	
0-4	15	4.23	10	2.82	7.05% Preschool Age
<b>Totals</b>	<b>180</b>	<b>50.7</b>	<b>190</b>	<b>53.52</b>	<b>100%</b>

**Table 2: Green Lake Population Change by Age Group 2001-2006.**

Age	2001 Population	2006 Population	% Change
<19	205	125	-39%
20-64	250	190	-24%
>65	50	50	0%

Table 2 illustrates the age group that saw the highest portion of population decline from 2001 to 2006 was 19 years of age and younger. The senior population was the only segment of the community that didn't decline.

**Table 3: Green Lake Labour Force Change 2001-2006.**

	2001	2006	% Change
Participation Rate	52.2	39.6	-12.6%
Employment Rate	42	30.2	-11.8%
Unemployment Rate	19.4	23.8	+4.4%

Green Lake's labour force activity changed significantly from 2001 to 2006. Participation rate is the percentage of the total number of people working or looking for work. Table 3 shows that Green Lake's participation rate dropped by 12.6% from 2001 to 2006. The employment rate also dropped by 11.8% while unemployment increased by 4.4%. Green Lake's labour force activity is dramatically different than the provincial average. Table 4 shows the participation rate in Green Lake is 28.8% less than the provincial average. Green Lake's unemployment rate is 23.8% which is 4 times greater than the provincial average.

**Table 4: Green Lake vs Provincial Labour Force, 2006.**

	Green Lake	Saskatchewan	% Difference
Participation Rate	39.6	68.4	-28.8%
Employment Rate	30.2	64.6	-34.4%
Unemployment Rate	23.8	5.6	+18.2%

Despite Green Lake’s recent population and employment numbers dropping there are opportunities for economic and population growth in the Northern Village. Green Lake is exploring multiple economic development initiatives in the tourism and agriculture sectors (see Section 6 Economic Development). Green Lake also has a surplus of available land for commercial and industrial development. Green Lake has a variety of residential lots varying from conventional lots to rural residential to accommodate a variety of residential development.

Table 5 shows possible growth scenarios in Green Lake based on the 2006 population. The growth projection shows three possible growth rates; a slow growth rate of 0.5%, a moderate growth rate of 1.5%, and high growth rate of 3%.

**Table 5: Growth Projections**

	2006	2011	2016	2021	2026	2031	2036
0.5%	361	370	380	389	399	409	419
1.5%	361	389	419	451	486	524	565
3%	361	419	485	562	652	756	876

\*All statistical information in this section was provided by Statistics Canada.

## 5. Future Land Use

This Official Community Plan provides a general guideline for future land use in the Northern Village of Green Lake. This section designates land use patterns for the Northern Village and specific policy areas. Map 2: Northern Village of Green Lake Future Land Use and Map 2A Northern Village of Green Lake Future Land Use reflect the pattern of existing land use and designate future land use areas. This designation of land use reflects the Northern Village's perspective on community development and provides a framework for decision making. Any development within these areas will be subject to specific objectives, policies, and zoning controls. The designations of each are as follows:

- Agriculture – reflects existing and future areas for agriculture development.
- Residential – reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- Commercial – reflects existing and future areas of commercial development.
- Industrial – reflects existing and future industrial development.
- Recreation and Park – reflects existing and future areas of dedicated lands (including municipal reserves, environmental reserves, and buffer strips), municipal parks, and recreational areas.
- Heritage – reflects areas of cultural and heritage significance and areas to be preserved for traditional Métis practices.
- Community Service – reflects existing and future cultural and institutional uses, recreational facilities, and public utilities.
- Urban Holding – applies to land that may not be feasibly developed without substantial infrastructure expansion or the prior development of other land. Existing uses will be provided for, however, no additional development is permitted that may jeopardize the future development of the land. Land will be rezoned to other uses after the completion of appropriate infrastructure installation and approval of a development concept by Council.

## 6. Economic Development

*“Economic Development in the Village of Green Lake will be aimed at creating a self-sufficient, stable community through developing our core assets and creating meaningful employment opportunities. Our farming operations will be sustainable and a method of job creation. We will focus on being a welcoming and cooperative community. We will focus on economic development while striving to maintain a pristine environment.”*

This “vision statement” was created in 2009 for “The Northern Village of Green Lake Community Economic Development Plan”

The Northern Village of Green Lake created a “Community Economic Development Plan” in 2009. The plan reviewed the current state of the local economy by providing information on population, age demographics, work force characteristics, and education levels. This information was then used to assess the business development opportunities for Green Lake.

### 6.1 Current Business and Economic Flows

There are currently a small number of businesses operating in the Northern Village of Green Lake. There are 3 outfitters for hunting and fishing, a privately owned lodge and campground, a gas and grocery store, a headstone restoration and engraving business, and a small number of construction companies.

In 1939, the provincial government set up and ran Central Farm to assist the people of Green Lake with employment and training. In 1996, the Northern Village of Green Lake came to an agreement with the provincial government to transfer ownership of the farm to the Northern Village. Silver Lake Farm was also transferred to the Northern Village from the Province in 2006. The Northern Village of Green Lake operates the two farms with help from the Green Lake Métis Farm Board. Central Farms consists of

approximately 9000 acres and Silver Lake Farms consists of approximately 5100 acres. The farm employs one full time manager and typically 3 part time employees.

Residents of Green Lake obtain the majority of their goods and services in the City of Meadow Lake. The City of Meadow Lake is the closest major service centre to Green Lake, located 50 kilometres west on Highway 55. Services and amenities in Meadow Lake include groceries, clothing, hardware, hotels, and food services to name a few.

## 6.2 Business Development Opportunities

The Northern Village of Green Lake’s “Community Economic Development Plan” identifies opportunities to help develop the local economy. Opportunities were identified by interviewing multiple stakeholders from outside the community from organizations such as Forest First, the Ministry of Environment, and Saskatchewan Agriculture. Interviews were also performed with community members and community business owners. These interviews along with a public forum and consultation with a strategic economic development group identified the following opportunities (in random order):

- cattle herd – increase size
- farm land rental and rejuvenation
- vegetable production
- RV/campground and all-season cabins
- biofibre – commercial fuel production
- biofibre – co-generation
- non-timber forest products
- sawmill – retrofit to perform specialty cuts

All of these opportunities are explored in depth in “The Northern Village of Green Lake Community Economic Development Plan, 2009.” Since 2009, the Northern Village has gone forward in pursuing two of these opportunities, and hired Meyer Norris Penny LLP to develop a Tourism Development Plan and a Commercial Potato Production Plan.

### 6.2.1 Tourism Development Plan



The Northern Village of Green Lake pursued creating a Tourism Development Plan as part of their overall “Community Economic Development Plan.” The Tourism Plan is a comprehensive concept created by Meyers Norris Penny LLP and consists of 3 levels of phased development. The basis for Green

Lake’s Tourism Development Plan focused on the following ideas that were a result of consultations from a strategic planning process in 2008 facilitated by the “Municipal Capacity Development Program”:

- Taking advantage of the traditional skills people possess
- Developing a marina
- Developing an attraction strategy that relies less on the summer season
- Preserving the local culture and heritage
- Non-Timber forest products

The primary intent of Green Lake’s “Tourism Development Plan” has been to plan for the construction of an RV park along the east side of Green Lake approximately 2 kilometres south of the Northern Village centre. This area is identified as RV/Campground on the Future Land Use Maps.

**Phase One: Traditional Lakefront Developments.** This phase includes the development of an RV park along Green Lake along with cabins, a marina, campsites, office, and lakeshore amenities area.

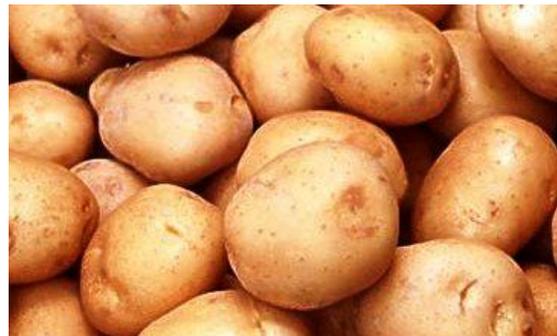


**Phase Two: Backcountry Infrastructure.** This phase includes the development of a trail system. Approximately 140 kilometres of segmented and connected trails could be developed that would accommodate a variety of activities such as hiking, mountain biking, horseback riding, ATV's, snowmobiles, cross country skiing, and snow shoeing. Other infrastructure in this phase includes remote camping sites, basic shelters/warming huts, shore lunch facilities, trail maps, distance markers, etc.

**Phase Three: Value-Added Activities.** This phase involves utilizing the lake, streams, and backcountry for authentic Métis programming utilizing infrastructure from Phase Two. This includes activities such as guided hiking or horseback tours highlighting traditional Métis relationships with the land. The backcountry area has streams with rapids where groups can be guided to the head of the stream via hiking trails and canoe or kayak through rapids back to the Village. Traditional activities that can be experienced include: guided hunting and fishing expeditions (shore lunches), traditional backcountry camps, and cattle drives.

### 6.2.2 Commercial Potato Production

One of the priorities of Green Lake's "Community Economic Development Plan" is to investigate the feasibility of vegetable production in the community. Green Lake undertook a preliminary feasibility study to determine the likelihood of success for potato production as well as measure where any gaps to success may exist. Meyers Norris Penny LLP created a "Commercial Potato Production Plan" for Green Lake that assessed the agronomic feasibility, cost of production, and available market. The findings concluded that a commercial potato operation is feasible in Green Lake and should start at a relatively small scale and grow over time.



\* Information in this Economic Development section was provided by "The Northern Village of Green Lake Community Economic Development Plan, 2009", "Northern Village of Green Lake Tourism Development Plan", prepared by Meyers Norris Penny LLP, and "Northern Village of Green Lake Commercial Potato Production Plan", prepared by Meyers Norris Penny LLP.

### 6.2.3 Objectives

- 1) To actively support the diversification and strengthening of the local economy in Green Lake by considering the needs and interests of local businesses and residents.
- 2) To have meaningful employment for the residents of Green Lake.
- 3) To encourage business and industry development in the community.

### 6.2.4 Policies

- 1) Council will ensure the availability of land for commercial and industrial development through appropriate zoning and subdivision
- 2) Council will promote business and economic activities in the Northern Village and region.
- 3) Council will support the recommendations made in “The Northern Village of Green Lake Community Economic Development Plan” and use the recommendations as a guide for action to strengthen and diversify the local economy.
- 4) Council will pursue the actions in “The Northern Village of Green Lake Tourism Development Plan” to attract visitors to the community and provide residents with entrepreneurial opportunities.
- 5) Council will pursue the actions in the “Northern Village of Green Lake Commercial Potato Production Plan” as a way to diversify the agricultural activities and create employment in the Northern Village.
- 6) Council will ensure zoning and development do not negatively impact future plans according to “The Northern Village of Green Lake Economic Development Plan.”

## 7. Residential

### 7.1 General Residential

The dominant housing style in Green Lake is the single detached dwelling. It accounts for over 90% of the total number of dwellings in the community. Other types of housing in the community include mobile homes and semi-detached dwellings. The average household size in 2006 was 2.5, slightly down from 2001's average household size of 2.8. Like most Saskatchewan communities, Green Lake has an aging population; 22% of the residents are 55 years of age or older. This statistic is slightly lower than the provincial average of 25% although it still suggests an increased need for senior housing in the community in the future. Green Lake has nine unit senior apartment complex located on Main Street. Saskatchewan Housing Corporation has a significant presence in the community and currently provides 67 units in Green Lake (see Map 1A). The majority of these units are single detached dwellings. Mobile homes in the community are located on North Street and on Mobile Court (see Map 2A).

Green Lake has a surplus of available residential lots that can accommodate a variety of housing types (see Map 3: Northern Village of Green Lake Available Lots for Sale). The Northern Village has subdivided land on the west side of Green Lake for residential development (Blocks 70, 80, and 90). This land is owned by the Northern Village and there are 10 lots for sale and 49 lots available for 99 year lease terms. This area is not serviced with municipal water or sewer.



Vacant lots on McCallum Road in the most recently subdivided residential area of the Northern Village.

The Beaver Road subdivision on the northwest side of the community also has many vacant residential lots (see Map 3). There are 39 vacant lots that are serviced with sewer, water, and power and an additional 6 lots that are not serviced. All of these lots are owned by the Northern Village.

Blocks 25, 26, 27, and 28 on the southeast side of the community contain twenty-nine vacant residential lots that are owned by the Northern Village. Twenty-six of these lots have no physical access to them because Morin Road, 5<sup>th</sup> Avenue, and Aubichon Road have not been built. There are currently 5 developed lots on Blocks 26, 27, and 28 and all are adjacent to Main Street. The interior lots on these Blocks are not serviced with sewer or water because the roads have not yet been developed.

The Northern Village of Green Lake has a surplus of over 100 vacant residential lots. Approximately half of these available lots are serviced with sewer and water. However, many of these available lots are not in close proximity to the shoreline or other recreational areas and do not take advantage of the beautiful lake scenery. Council has identified areas in the community that can provide more desirable residential living. These areas are shown on Map 2A (Areas A & B). These areas are infill developments because they would require the subdivision of existing parcels in the Northern Village. These future residential areas will provide lots with lake views and access to the lakefront for recreational purposes. They are also within the areas of the Northern Village already serviced with roads, power, water, and sewer.

Subdividing new residential areas to make additional lots available for immediate housing needs is not a necessity. Council's priority is to sell the supply of Village owned vacant residential lots to recover the cost of servicing these areas and utilize existing infrastructure. Areas A & B on Map 2A provide a desirable location for long term residential growth which provide lake views and are in close proximity to the shoreline and other park space.

### 7.1.1 Objectives

- 1) To encourage various types of residential development that will meet the needs of residents of various social and economic backgrounds.
- 2) To minimize conflicting land uses within residential areas in order to provide a safe environment.
- 3) To encourage and support affordable housing programs.
- 4) To create desirable areas for residential development that maximizes natural aesthetic qualities and features.
- 5) To promote the development of residential areas upon environmentally suitable lands.
- 6) To promote the sale of existing vacant residential lots for development to utilize existing infrastructure within the Northern Village.

### 7.1.2 Policies

- 1) Council will direct residential development to the existing vacant surveyed lots in the community.
- 2) Council will ensure that Northern Village owned residential lots are sold at a price which will recover the cost of servicing these areas. Council will consider incentive programs to make the existing stock of vacant lots more desirable.
- 3) Residential development on leased land owned by the Northern Village will be in the form of single detached dwellings (1 per lot) as regulated in the Zoning Bylaw.
- 4) In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:
  - a. compatibility of adjacent land uses;
  - b. avoidance of environmentally sensitive and/or hazardous areas;
  - c. the ability of the municipality to provide cost effective services;
  - d. the impact on financial and capital planning of the municipality;
  - e. zoning, subdivision design, street layout, and site planning;

- f. the use of natural topography and drainage patterns to minimize the costs and risks associated with storm drainage; and
  - g. the provision of dedicated lands pursuant to the PDA.
- 5) Council will engage and work with Canada Mortgage and Housing Corporation, Saskatchewan Housing Corporation, and the private sector to help facilitate the development of senior and low income housing that meets the needs of Green Lake residents.

## 8. Commercial

### 8.1 General Commercial

The Northern Village of Green Lake values business development and is dedicated to creating an environment that accommodates and facilitates commercial enterprise. Commercial activity in the Northern Village is concentrated around



outfitting and other tourism related services. The tourism related businesses in Green Lake include 3 outfitters and two lodges with seasonal cabin and campsite rentals. The tourism related businesses are located near the shoreline to access fishing and other

water amenities (Parcel E & 2 on Map 2A). Other businesses in Green Lake include a radio station, gas and grocery store, grave site restorations, and some construction trades. Most of the non-tourism commercial businesses are located on McIntosh and 3<sup>rd</sup> Avenues (see Map 2A). Map 3 shows the location of Northern Village owned vacant commercial lots available for purchase and development.



#### 8.1.1 Objectives

- 1) To identify land suitable for commercial activities.
- 2) To ensure there is an adequate supply of lots available for commercial development.
- 3) Council encourages the development of commercial businesses that meet the basic needs of the community.
- 4) To diversify the local economic base and create new employment opportunities.

### 8.1.2 Policies

- 1) Area's C and D on Map 2A identify land suitable for future commercial developments.
- 2) Council will direct new businesses to vacant commercial lots to encourage development and to concentrate commercial activities in the centre of the Northern Village (see Map 3).
- 3) Council will evaluate new commercial development proposals based on the following factors:
  - a. consistency with the Future Land Use Maps;
  - b. land use compatibility with surrounding developments;
  - c. the capacity of the Northern Village to provide efficient and economical municipal services;
  - d. the availability of existing commercial lots in the Northern Village; and
  - e. the provision of safe movement and integration of vehicular traffic into and out of the commercial sites.
- 4) Council will consider working with the Boreal West Enterprise Region to identify commercial needs and opportunities.



## 8.2 Highway Commercial



Keewatin Junction Station restaurant.

The junction of Highway 155 and Highway 55 is located within the Northern Village of Green Lake. This junction provides an opportunity for highway commercial development because of its link to northern communities on the west side of the province and the uranium mines in the northwest. This junction currently has a 6 lot subdivision for commercial development. One of these lots is developed and contains the Keewatin Junction Station; a restored Canadian Pacific Railway station that has been converted into a restaurant. The Northern Village of Green Lake owns the remaining 5 vacant lots at this junction as well as the quarter section behind it (see Map 3). Map 2A identifies land that Council encourages highway commercial development on to serve the travelling public and to create employment opportunities in the community (Area E).

### 8.2.1 Objectives

- 1) To ensure that there is sufficient and suitable land available for highway commercial development in the Northern Village.
- 2) To attract businesses to locate in the highway commercial area at the junction of Highway 55 and Highway 155.
- 3) To ensure the highway commercial area is an attractive and inviting commercial area that positively contributes to the community's character.

### 8.2.2 Policies

- 1) Area E on the Future Land Use Maps identifies land suitable for highway commercial development.
- 2) Highway commercial will generally accommodate businesses serving the travelling public, or businesses that require good vehicular access, highway exposure, or larger site size.
- 3) Council will regulate fencing and require a landscaping plan as part of the application for a development permit in accordance with the Zoning Bylaw for highway commercial developments.
- 4) Council will evaluate new highway commercial developments based on:
  - a. consistency with the Future Land Use Maps;
  - b. site planning and land use compatibility with existing surrounding developments;
  - c. the capacity of the Northern Village to provide efficient and economical municipal services; and
  - d. the safe movement and integration of vehicular traffic into and out of the commercial sites.

## 9. Industrial

### 9.1 General Industrial

The Northern Village of Green Lake has two industrial areas in the community. One of these areas is the old sawmill site on Parcel A along Highway 55 that is no longer operational. The second industrial area is located south of Highway 55 on Industrial Road (see Map 2A). This industrial subdivision has both government and private businesses operating within it. The Ministry of Highways and Infrastructure has a regional works yard and the Ministry of Environment has a Forest Management and Forest Protection sub-base located in the industrial area. Private industrial activities include an excavation and contracting company, construction company, logging company, and a wilderness adventure outfitter. This industrial subdivision has 5 vacant lots that are owned by the Northern Village.



Ministry Highways and Infrastructure garage in Green Lake's industrial area.

Future industrial expansion in Green Lake is identified on the Future Land Use Maps and is adjacent to the Industrial Road development (Area E). Expanding into this area minimizes land use conflicts because the area is separated from residential and other non-compatible uses. This large area is currently forested which would provide a natural buffer between industrial and residential developments.

### 9.1.1 Objectives

- 1) To identify land suitable for industrial development.
- 2) To diversify the local economic base with an industrial sector and to create employment opportunities.
- 3) To ensure that industrial activities avoid negative impacts on other nearby uses.
- 4) To protect the health and safety of residents and maintain property values by ensuring industrial activities are located in appropriately identified areas.

### 9.1.2 Policies

- 1) Area E on the Map 2A identifies land suitable for future industrial development.
- 2) Industrial developments will require a landscaping plan as part of the application for a development permit in accordance with the Zoning Bylaw requirements.
- 3) Industrial areas will be buffered from residential areas.
- 4) Accessory residential uses in the industrial district must be clearly incidental to an industrial operation. Residential uses must recognize they are in an industrial area and may be affected by industrial operations.
- 5) Council will direct industrial development to the area around Industrial Road and Parcel A (old mill site) in order to concentrate industrial development in areas separate and distinct from commercial and residential uses (see Map 2A).
- 6) Industrial subdivisions and development proposals will be considered based on:
  - a. land use compatibility with existing developments;
  - b. the ability of the Northern Village to provide efficient and economical municipal services;
  - c. the impact on financial and capital planning of the Northern Village;
  - d. site suitability and planning aspects including: screening, vehicular access, and traffic safety; and
  - e. development standards set out in the Zoning Bylaw.
- 7) Council will monitor the availability and suitability of existing industrial lots to ensure that new lots are subdivided in an efficient and timely manner to meet the needs of industrial development.

## 10. Agriculture

### 10.1 General Agriculture

Beginning around the turn of the century and continuing until 1939, settlers homesteaded in the area around Green Lake. There were more than ten large family farms in the Green Lake when the provincial government relocated Métis families to the area. With the establishment of the Central Government Farm in 1940, and locally owned 40 acre plots, the government hoped to encourage agriculture among the Métis and help them become more self-sufficient.

The main agriculture activity in Green Lake is centred on Central Farm and Silver Lake Farm. In 1996 the Northern Village came to an agreement with the provincial government to transfer ownership of the Farm to the Northern Village. Silver Lake Farm was also transferred to the Northern Village from the province in 2006. The Northern Village operates these two farms with help from the Green Lake Métis Farm Board. Central Farms is approximately 9,000 acres and Silver Lake Farm is approximately 5,100 acres. Land designated as Agriculture on the Future Land Use Maps include areas with potential for agricultural operations or activity generally including but not limited to grain farming and crop production, cattle grazing, ranching, dairy farming, haying, market gardens, greenhouses, tree farms, and the sale of these agricultural products grown and raised on the farm.



### 10.1.1 Objectives

- 1) To preserve land with potential for agriculture production and to protect it from incompatible land uses.
- 2) To ensure the sustainability and economic viability of the local farm community continues as an important and sustaining element of the Green Lake area.
- 3) To encourage and support the implementation of environmentally considerate farming practices.

### 10.1.2 Policies

- 1) The Future Land Use Maps identify land suitable for agriculture development in the Northern Village.
- 2) Council encourages the development and operation of agricultural activities in the Northern Village. Sustainable and innovative agricultural methods are encouraged to enable producers the ability to diversify, process and provide for the direct sale of locally produced commodities.
- 3) Agricultural activities and accessory residential uses will be permitted in the areas designated “Agriculture” on the Future Land Use Maps.
- 4) Council will support local and regional initiatives that enhance and build capacity for agricultural activities in the Green Lake area.
- 5) Industrial developments which directly serve farming activities (processing and storage) are permitted in agriculture areas to facilitate value-added agribusiness.
- 6) Council will support the development of market gardens and farmers markets.
- 7) Council will support actions to diversify and create employment in the Northern Village by pursuing action steps recommended in the “Northern Village of Green Lake Potato Production Plan” as well as other innovative plans that enhance the sustainability of agriculture and value added agri-bussiness in Green Lake.

## 11. Community Services

### 11.1 Medical Services

Medical services in the Northern Village of Green Lake are administered by the Keewatin Yatthé Regional Health Authority.



Provincial Health Building on Main Street.

The Health Region serves northwest Saskatchewan and encompasses nearly a quarter of the province. Green Lake has a full time Nurse/Public Health and Home Care Nurse, community outreach and education worker, and a home care coordinator. Health Services are located in the Provincial Building on Main Street (see Map 2A; Par 15-Plan BA3054). The closest hospital to Green Lake is located in the City of Meadow Lake, 50 kilometres west on Highway #55.

#### 11.1.1 Objectives

- 1) To ensure residents have access to appropriate levels of medical services and care.
- 2) To explore the need for additional medical services to locate in the Northern Village.
- 3) To participate on committees and boards with the Keewatin Yatthé Health Region to ensure that the interests of Green Lake residents are represented.

#### 11.1.2 Policies

- 1) Council will assist the Keewatin Yatthé Health Region to ensure that medical services are available and are being provided at an appropriate level.
- 2) Council will support and encourage the development of additional medical services and programs in Green Lake.
- 3) Council will accommodate medical facilities by permitting them in the Community Service and Commercial Districts.

## 11.2 Schools and Educational Services

Educational facilities and services in Green Lake are provided by the Northern Lights School Division # 113 (NLSD). St. Pascal School offers kindergarten to grade 9 with 84 enrolled students.



St. Pascal School on North Street.

High school is not offered at St. Pascal due to a declining student population. Students are bused to the City of Meadow Lake to attend high school. St. Pascal School is also used as a multi-purpose facility that contains a gymnasium, softball diamonds, football field, basketball courts, track, and playground equipment. St. Pascal School has the capacity to accommodate additional students when the need for a high school in the community returns.

Northlands College and the Gabrielle Dumont Institute provide adult education and skills training in Green Lake. Course are offered periodically through these institutes for Green Lake residents at St. Pascal School.

### 11.2.1 Objectives

- 1) To ensure that the educational services provided by the NLSD, Northlands College, and the Gabrielle Dumont Institute are meeting the needs of Green Lake residents.
- 2) To promote the coordination and sharing of community facilities for educational services to maximize the use of facilities.
- 3) To accommodate educational development in the Zoning Bylaw.

### 11.2.2 Policies

- 1) Council will work with the NLSD, Northlands College, and the Gabrielle Dumont Institute to assist in identifying the educational needs of the community and how to deliver educational services effectively to Green Lake residents.
- 2) Council will accommodate schools and educational facilities in the community by permitting them in the Community Service and Recreation and Park Districts in the Zoning Bylaw
- 3) Council will encourage the joint or shared use of existing community facilities to accommodate educational services.

### 11.3 Protective Services

The Royal Canadian Mounted Police has a 3 member detachment in the Northern Village of Green Lake. The detachment is centrally located in the community on 3<sup>rd</sup> Avenue (see Map 2A; lots C, D, & E Block 17). The detachment also contains a dwelling for the officers.



RCMP detachment on 3<sup>rd</sup> Avenue.

The Ministry of Environment has a fire management and forest protection sub-base in Green Lake. The sub-base has two crews operating out of it and is located in the Industrial Road south of highway 55 (see Map 2A).

Green Lake's municipal water system has enough capacity to store twice the daily water demand which is the required amount for firefighting capabilities. The water system also exceeds the Ministry of Environment's minimum fire suppression for pumping capacity

and has sufficient hydrants spaced throughout the community to provide fire suppression for individual buildings.

### 11.3.1 Objectives

- 1) To provide a safe and secure community for resident and visitors.
- 2) To ensure that protective and emergency services are provided at an appropriate level.

### 11.3.2 Policies

- 1) Council will ensure the municipal water system is capable of suppressing individual building fires as determined by Provincial guidelines.
- 2) Firefighting and associated safety requirements will be considered as a part of every rezoning application, subdivision review, and servicing agreement.
- 3) Council will continue to have a good working relationship with the Province in planning, preparing, and responding to emergency situations in the community.
- 4) Council will work with the Ministry of Environment to create a community fuel management plan.

## 11.4 Heritage, Culture, and Institutional Services

Being one of the oldest settlements in the Province, Green Lake has a long and diverse history. The fur trade came to Green Lake back in the 18<sup>th</sup> century when the Hudson Bay and Northwest Companies built trade houses on the lake.



St. Jude Roman Catholic Church.

Nomadic Cree peoples had already been fishing, hunting, and gathering in the Green Lake area for millennia. Green Lake and the waterways in the area were an important water route during the fur trade from Fort Carlton to the North Saskatchewan River to Ile-a-la-Crosse. Roman Catholic Missionaries came to Green Lake in the mid 19<sup>th</sup> century and established roots in the community.

The “Northern Village of Green Lake Tourism Development Plan” identifies the creation of “The Great Canadian Métis National Heritage Commons.” This development plan refers to backcountry infrastructure spread throughout the Northern Village. This area will be designated as “Heritage” on the Future Land Use Maps to preserve the land for a variety of traditional Métis activities.

Roman Catholic sisters provided services such as a school, hospital, and children’s shelter. Green Lake’s Roman Catholic Church is located on North Road in the middle of the community (see Map 2A; Lot 20 Block 23).

#### **11.4.1 Objectives**

- 1) To ensure that residents and visitors have access and opportunities for cultural enjoyment.
- 2) To promote local culture and history by supporting and accommodating cultural institutions in the community.
- 3) To support and encourage the growth and appreciation of arts and culture.

#### **11.4.2 Policies**

- 1) Council will support initiatives to provide and improve local arts and culture opportunities.
- 2) Council will designate important heritage buildings in Green Lake as Municipal Heritage Properties to legally protect the property and encourage good stewardship.
- 3) Areas of cultural and historical significance in Green Lake will be designated “Heritage” in the Zoning Bylaw to preserve and protect these areas.

## 11.5 Community Facilities

The Northern Village of Green Lake's community facilities are centrally located within the community. The municipal office is located across from St. Pascal School on North Street and the Curling Rink, Community Hall, and Mervin Sayese Memorial Arena are located on



the corner of Highway 55 and Highway 155 (see Community Facilities Area on Map 2A). The Rodeo grounds are located north of Block 13 west of Highway 155 on agriculture land owned by the Northern Village. The boat launch is located in the south of the community in the RV/Campground Area (see Map 2). Green Lake Cemetery is located on the south end of Main Street overlooking Green Lake on Parcels 17, 54, & 55.

### 11.5.1 Objectives

- 1) To support the provision of community facilities and gathering places within the Northern Village that meets the needs of the community.
- 2) To ensure that public uses are located where they will best serve the needs of both residents and visitors.

### 11.5.2 Policies

- 1) Community centres, multiplex facilities, halls, and other places of assembly will be permitted and encouraged in the community.
- 2) Council will prioritize investment in community facilities to best meet the needs of residents.
- 3) Council will work towards making the best use of existing facilities to maximize their use and provide affordable and assessable community facilities.
- 4) Council will ensure community facilities are well managed and well maintained.

## 12. Recreation and Park

### 12.1 Parks, Open Space, and Recreation

The Northern Village of Green Lake has a large amount of open space and park land. Almost all of the recreation and park space in Green Lake is dedicated as Municipal Reserve or Buffer Areas. This is due to this land being located in undevelopable areas or being located within the 1:500 flood event areas.



Playground on St. Pascal School grounds.

Green Lake lacks parks with developed recreational features such as playgrounds in residential areas. The recreational opportunities in Green Lake are located on the St. Pascal School yard. The school has playgrounds, basketball courts, a soccer field, and a baseball diamond. There are no developed municipal parks in the residential areas south of Highway 55. The availability and quality of open space and parks is an important measure of the overall livability of a community. Creating municipal parks in residential areas contributes to the livability of the neighbourhood and provides young families with recreational opportunities in close proximity. Incorporating developed park space or “pocket parks” within the residential areas of Green Lake can contribute to the livability of these neighbourhoods.

Green Lake has many natural assets, including shoreline and open space along Green Lake and Green River. These areas provide the community with passive recreational opportunities such as walking trails and wildlife watching. These areas also preserve the beautiful views and vista around the community.



### 12.1.1 Objectives

- 1) To provide a system of accessible, safe, and connected parks and open spaces for the enjoyment of both residents and visitors to Green Lake.
- 2) To designate sufficient park and open space area to meet the long-term requirements of the community as it grows and changes.
- 3) To work towards the continuation and extension of a public and accessible lakefront, including the integration of trails and park space.
- 4) To provide within the parks system, a balance of active sports opportunities, recreational opportunities, and areas of natural environment.

### 12.1.2 Policies

- 1) Council will designate undevelopable areas as natural open space. Where appropriate, passive and active recreational uses and informal walkways may be incorporated into the open space.
- 2) A parks, open space, and recreation Master Plan may be developed to assess and guide the expansion, improvement, and management of the parks system in Green Lake. This may be created to guide park development within the Tourism Development Strategy or the creation of “The Great Canadian Métis National Heritage Commons.”
- 3) Council will develop parks within residential neighbourhoods in the community.
- 4) Council will use the dedicated lands fund as well as apply for grants to fund new park equipment and maintenance (i.e. Community Vitality Program).
- 5) Council will consider the following criteria when establishing park space:
  - a. the present and future needs of the community;
  - b. areas with scenic views;
  - c. lakeshore access;
  - d. outdoor recreational and neighbourhood park opportunities;
  - e. size, topography, and configuration of the land;
  - f. areas for wildlife and nature observation;
  - g. areas next to cultural or community facilities; and
  - h. areas containing or adjacent to natural features or environmentally sensitive areas.

## 12.2 Dedicated Lands



Flood prone area of the Northern Village along the Green River.

The Northern Village of Green Lake has large amounts of land dedicated as Municipal Reserve and Buffer Strips. The Municipal Reserves are located along Green River and Green Lake in undevelopable and flood prone areas. There are also some small Municipal Reserves in the residential areas of the community to provide park space. Buffer Strips are located along Highway 55 and Highway 155 to provide separation and green space for residential and industrial areas.

The PDA and *The Dedicated Lands Regulations, 2009*, allow Council to lease, permit, or enter into agreements for the use of dedicated lands. The legislation and regulations allow dedicated lands to be sold or exchanged under certain circumstances. In order to ensure appropriate use and the continued public access to these lands, Council will establish clear policies on lease, permits and agreements. The Northern Village allows for a maximum of 28 dock permits on R<sub>1</sub> along the shoreline in the southwest area of the community (see Map 2A). The use of R<sub>1</sub> is subject to the “Northern Village of Green Lake Policy for the Permitting of Docks.”

### 12.2.1 Objectives

- 1) To guarantee the public right to access and use all dedicated lands.
- 2) To protect persons and property from hazardous lands.

- 3) To ensure that dedicated lands are provided in appropriate locations when land is subdivided.
- 4) To ensure dedicated lands are restored to an appropriate state after removal of developments.
- 5) To protect dedicated lands from unauthorized use and preserve the natural integrity of the land.

#### 12.2.2 Policies

- 1) Where subdivision and development is proposed adjacent to a water body, Council will ensure that land is dedicated as Municipal or Environmental Reserve as appropriate to protect sensitive areas and to ensure continued access to these areas.
- 2) Council, at its discretion, may issue leases or permits for shoreline dedicated lands to be used for:
  - a. public boat docks;
  - b. seaplane docking;
  - c. water lines; and
  - d. docks.
- 3) Developments prohibited on dedicated lands include:
  - a. boat houses;
  - b. septic tanks;
  - c. fuel storage; and
  - d. removal of live trees except for safety purposes.
- 4) Permits for the use of dedicated lands shall be issued for a limited time in accordance with the “Northern Village of Green Lake Policy for the Permitting of Docks,” and the PDA.
- 5) Any development placed on dedicated lands must be removed at the end of the period of the lease, agreement, or permit unless the term is extended.
- 6) Public access to dedicated lands shall not be restricted by the lessee or permittee.
- 7) Lakeshore dedicated lands will not be sold or exchanged for other areas of land.

- 8) Lakeshore dedicated lands may be used to provide public access to Green Lake in specified subdivisions.
- 9) Subdivision applications will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of the PDA.
- 10) Where development is proposed adjacent to a waterbody, the developer shall not defer the obligation of dedicated lands.
- 11) Where dedication of Municipal Reserve land is required for subdivision, Council should consider accepting land that provides recreational development opportunities.



Temporary docks on the western shore of Green Lake.

## **13. Natural Environment**

### **13.1 Ecological Integrity**

Ecological integrity is the ability of an ecological system to support and maintain a community of organisms that has species composition, diversity, and function organization comparable to those of natural habitats with a region. The Northern Village of Green Lake is committed to respecting natural processes occurring within the municipality and preserving and enhancing them.

#### **13.1.1 Objectives**

- 1) To ensure ecological functions in the Northern Village are preserved and enhanced.
- 2) To ensure development respects natural drainage and wetland processes.
- 3) To support land use and development that preserves environmentally sensitive areas.
- 4) To identify and protect important ecosystems and other natural features.

#### **13.1.2 Policies**

- 1) Wherever possible, important natural areas, features, and systems shall be integrated into development areas and form part of a park as dedicated lands.
- 2) Council will support the creation of an integrated plan for the surface and ground water management and drainage.
- 3) Council will ensure that new developments will not result in unnecessary or adverse alteration of surface of subsurface drainage by the developer. Where necessary, the developer may be required to provide additional information in regard to existing and proposed drainage patterns.

## 13.2 Shoreline, Waterbodies, and Source Water Protection

The Northern Village of Green Lake is situated around the northern tip of Green Lake. There are over 10 kilometres of shoreline within the Northern Village.



The shoreline is essential to the survival of many species. It is formed by the shallow water and the first 10 to 15 metres of land around the lake. The shoreline area is also an area of residential and recreational development in Green Lake due to the natural aesthetic qualities and recreational opportunities. Alterations negatively impact the natural character of the shoreline, eliminate fish and wildlife habitat and result in the deterioration of water quality. Often the public, unaware of the importance of shoreline area, remove vegetation along the shore or significantly alter the landscape creating an urban appearance.

Green Lake is an important resource in the community for tourism, recreation, and aesthetic purposes. Protecting and preserving this natural community resource is important for the future livelihood of the community. Much of the shoreline in the Northern Village is not developed and remains in its natural state. There has been some subdivision around Green Lake that has dedicated lands abutting the lakeshore. This includes both private commercial and residential lots. Most of the land abutting the lake in the developed areas of the community is dedicated as Municipal Reserve (see Map2A). In the Zoning Bylaw this land is zoned as Recreation and Park and includes areas that are prone to flooding. Council has zoned the land between the lake and agriculture lands as Recreation and Park to create a buffer between the two. Protecting the shoreline by dedicating lands as environmental, municipal, or public reserve is a priority for Council. Where land adjacent or near the shoreline is not dedicated, Council will zone it

Recreation and Park space to ensure that development does not adversely impact the shoreline.

### **13.2.1 Objectives**

- 1) To ensure sound management of water resources.
- 2) To protect and restore wildlife habitat, wetlands, and natural shoreline vegetation.
- 3) To protect development from flooding and hazards to persons and property.
- 4) To protect municipal drinking water.
- 5) To maximize public access to Green Lake for recreational purposes.
- 6) To enhance and maintain the visual appearance of the lakefront for recreational and tourism purposes.

### **13.2.2 Policies**

- 1) The preservation and restoration of natural shorelines and shoreline vegetation will be strongly encouraged.
- 2) Shoreline developments shall not negatively impact fish habitat.
- 3) Council will ensure that all development and land use near waterbodies within the municipality will comply with applicable provincial and federal water and fisheries regulations.
- 4) Communal boat docks and launches are encouraged to minimize shoreline disturbance.
- 5) Any fill placed near the lake must either be surfaced to prevent erosion or leveled so that runoff is directed away from the lake.
- 6) Where subdivision is proposed adjacent to a water body, Council will ensure that land is dedicated as municipal or environmental reserve as appropriate to protect sensitive areas and to ensure public access to waterbodies.
- 7) All development, redevelopment or major alterations and additions shall be adequately flood proofed and as prescribed in the Zoning Bylaw.

### **13.3 Land and Forest**

Green Lake is surrounded by productive and diverse northern provincial forest. There are large forested areas within the Northern Village that remain in their natural state. Diverse populations of both animals and birds inhabit the forest in Green Lake and the surrounding area (see section 4.4 Geography). Council wants to ensure the quality of the natural environment is preserved as much as possible when development occurs. Future land use and development should minimize adverse impacts on the environment. Where environmental damage occurs Council is committed to mitigating the problem and encourages innovative solutions to restore damaged areas.

#### **13.3.1 Objectives**

- 1) To provide an environmentally safe, sustainable, and visually pleasing community for residents and visitors.
- 2) To ensure sound management of land in the community.
- 3) To minimize environmental problems caused by unregulated development of disregard for site conditions.
- 4) To effectively manage and protect the integrity of the forest within the Northern Village.
- 5) To maintain a healthy, safe, and attractive tree population in the Northern Village.

#### **13.3.2 Policies**

- 1) In the event a site is slump prone or otherwise hazardous for the proposed use; or if a proposed development may injuriously affect the safety or suitability of nearby lots, Council may require a geotechnical report as prescribed in the Zoning Bylaw.
- 2) Council will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate on the development of appropriate mitigation plans for those sites.
- 3) Where a development involves the onsite storage or handling of hazardous substances, it shall comply with the applicable legislation.

- 4) Where a development involving the storage of hazardous substances ceases, the Northern Village will be notified and the site will be decommissioned in compliance with the applicable legislation.
- 5) Retain safe and healthy trees and plant new trees on municipal properties.
- 6) Remove hazardous trees on public right of ways and trim trees to ensure a clear visual path to street signs and street lights.

### **13.4 Sand, Gravel, and Mineral Extraction.**

The Northern Village of Green Lake currently has no sand, gravel, or mineral extraction occurring in the municipality. Council believes sand and gravel are important resources for municipal infrastructure development and that mineral extraction is a potential job creator for local residents.

#### **13.4.1 Objectives**

- 1) To accommodate appropriate sand, gravel, and mineral extraction within the community.
- 2) To ensure that sand, gravel, and mineral exploration, development, and extraction has minimal disturbance to the environment (including underlying aquifers), and does not interfere with identified future development areas in the community.

#### **13.4.2 Policies**

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

## 14. Public Utilities

### 14.1 Water System

The Northern Village of Green Lake's Water Treatment Plant (WTP) is located on Parcel U<sub>1</sub> on Main Street and was built in 1976 (see Map 2A). The WTP received major upgrades in 1995. The raw water supply for the Northern Village is two groundwater wells located near the WTP on Parcel U<sub>1</sub>. There are high levels of ammonia in the raw ground water and as a result, large amounts of chlorine are needed to treat the water. There are two potable water storage reservoirs in the Northern Village with a combined capacity of 466,500 litres. The municipal water system serves most of the areas in the community excluding the cottage area and the lots for lease on the south west



Green Lake's water lines.

side of the community. The 2010 Waterworks System Assessment indicates that no components of the water system require immediate attention. For major components of the system (raw water supply system, treatment unit, and storage facility), capacity appears to be more than adequate for the next ten years (approximate population of 618).

### 14.1.1 Objectives

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

### 14.1.2 Policies

- 1) The planning and development of water services will be based on:
  - a. conformance with environmental regulations;
  - b. the demand for services;
  - c. the financial resources of the Northern Village; and
  - d. the logical extension of existing service.
- 2) Municipal water will be tested on a weekly basis to ensure the quality is maintained at a safe level.
- 3) Council will ensure development effectively utilizes existing water infrastructure and does not place an excessive burden on the municipal utility services.
- 4) Developments that need new or upgraded water service must be responsible for the provision and payment of these services.
- 5) Usage fees for will be used to assist in the recovery of the operating and maintenance costs of the system.
- 6) Development shall proceed only when an adequate and sustainable water source has been demonstrated for the proposed development.

## 14.2 Sewage System

The sewage collection and treatment system handles domestic wastewater from residential, commercial, and community service establishments. There are two sewage pumping stations in Green Lake, one located on 3<sup>rd</sup> Avenue, and the other east of Riverside Drive. The Northern Village operates a two cell lagoon north of the community on Parcel U4 (see Map 2). The storage cell of the lagoon appears to be undersized although SaskWater needs more accurate sewage production data to provide an accurate capacity analysis for the lagoon. The lagoon was originally



Green Lake's sewer lines.

constructed in 1976 and discharges into the Green River north of the community. Other major components including collection piping and lagoon treatment have adequate capacity for the next ten years (approximate population of 618). The 2010 Waterworks System Assessment indicates that no components of the sewage system require immediate attention.

### 14.2.1 Objectives

- 1) To ensure the sewage lagoon is maintained in compliance with Provincial standards.
- 2) To ensure the provision of efficient sewage service necessary for the health and safety of the community.
- 3) To maintain an appropriate level of sewage treatment to ensure the potential for growth is not adversely affected.

- 4) To establish criteria for adequate service in those areas of the Northern Village where services cannot be economically extended.
- 5) To minimize the cost of expanding sewer infrastructure into areas that are not contiguous with the existing sewer system.

#### **14.2.2 Policies**

- 1) The sewage treatment plant will be operated and maintained in compliance with Provincial standards.
- 2) Areas not connected to the Municipal sewage system will be required to have pump out style holding tanks on-site that are approved by Public Health.
- 3) Council will ensure that development effectively utilizes existing sewer infrastructure and does not place excessive burden on municipal utility services.
- 4) New sewage infrastructure will be planned, designed, and constructed will regard to future land use development plans in a manner that minimizes disturbance to the natural environment.
- 5) The planning and development of sewer services will be based on:
  - a. conformance with environmental regulations;
  - b. the demand for services and the need for upgrading;
  - c. the logical extension of existing services; and
  - d. the financial resources of the Northern Village.

### **14.3 Landfill**

The municipal landfill is owned and operated by the Northern Village and is located on Parcel V south of Highway #55 (see Map 2). Recycling and hazardous material disposal services are provided in the City of Meadow Lake. “The Northern Village of Green Lake Waste Management Options Study” identifies the landfill is nearing its maximum capacity and thus the end of its useful lifespan. The report explores options for waste management including the creation of a new landfill and entering into an agreement with the City of Meadow Lake for the use of their landfill. The creation of a new landfill is the most expensive option.

### **14.3.1 Objectives**

- 1) To reduce the amount of garbage going into the landfill to lower operational costs and extend its lifespan.
- 2) To investigate the possibility of developing a regional landfill or entering into agreements with the City of Meadow Lake for the use of their landfill.

### **14.3.2 Policies**

- 1) The Northern Village will investigate the feasibility of using the current landfill as a transfer station and entering into an agreement with Meadow Lake to use their landfill.
- 2) Council will promote recycling and waste reduction programs in the community.
- 3) Council will ensure operation and maintenance of the landfill complies with provincial regulations.
- 4) Disposal of hazardous materials is not permitted in Green Lake's municipal landfill.

## 15. Transportation

### 15.1 Streets and Roads

All of the surveyed roads south and east of 4<sup>th</sup> Avenue off Main Street have not yet been developed. This includes Morin Avenue, 5<sup>th</sup> Avenue, Aubichon Avenue, and Lake Avenue. These roads were surveyed to provide access to the interior lots on Blocks 28, 27, 26, and 25 (see Map 2A). These interior lots have not been sold or developed and Council will build these roads once access to these areas is necessary.

Access to Beaver Road from McIntosh (Highway 55) is through Lot 3, Block 1. The Northern Village owns this lot as well as Lot 4 beside it. Council will resurvey Lot 3, Block 1 to a legal street to reflect its actual usage.

#### 15.1.1 Objectives

- 1) To provide and maintain safe and efficient traffic movement in the community
- 2) To ensure that all areas have adequate physical access, including for emergency purposes.
- 3) To ensure that roads are safe and their location and design do not encourage excessive vehicular speed.

#### 15.1.2 Policies

- 1) Traffic will be monitored to ensure traffic signs are erected at appropriate locations.
- 2) Standards for sight triangles at intersections will be provided, and the Northern Village will maintain appropriate sight triangles.
- 3) Developers will be required to enter into a service agreement and all road construction must meet the Northern Village's standard.
- 4) Council will review all developments to ensure they have appropriate access and egress, and that pedestrian safety is an integral part of the design.
- 5) Council will resurvey Lot 3, Block 1 to a legal street to reflect its actual usage.

## 15.2 Highways

The junction of Highway 155 and Highway 55 is located within the Northern Village of Green Lake. Highway 155 is the link for northern communities on the west side of the Province and the uranium mines in the northwest. Highway 155 originates in Green Lake and runs north to the community of La Loche. Highway 155 is a secondary weight classified highway and has an average daily traffic volume count of 560 just north of Green Lake.

Highway 55 runs in an east-west direction through Green Lake and connects the community with the City of Meadow Lake 50 kilometres to the west. This portion of the Highway 55 between Green Lake and Meadow Lake is classified as primary weight. Highway 55 east of Green Lake is classified as 9 month primary weight (secondary weight in April, May, and June) to Big River and turns into primary weight classification southward towards Prince Albert.

Green Lake is within the North North West Transportation Planning Committee Area. Area Transportation Planning Committee's are an approach to involve local people and all levels of government in the planning of the provincial transportation system. The Transportation Planning Committee's include representation from rural and urban municipalities, Regional Economic Development Authorities, Saskatchewan Urban Municipalities Association, the Ministry of Highways and Infrastructure, and other stakeholder groups in the area.

### 15.2.1 Objectives

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

### 15.2.2 Policies

- 1) Council will ensure that Green Lake's interests are represented within the regional and provincial transportation strategies by participation in the North North West Area Transportation Planning Committee.

## **16. Plan Implementation, Tools, and Policies**

### **16.1 Zoning Bylaw**

In conjunction with this Official Community Plan, the Zoning Bylaw will control the use of land. The Zoning Bylaw establishes and prescribes uses and regulations for zoning districts. Regulations will vary in each zoning district but the policies and provisions will be consistent with this Official Community Plan.

### **16.2 Minor Variances to the Zoning Bylaw**

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

### **16.3 Subdivision and Concept Plans**

The Northern Village directs the subdivision of land through this Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of this Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

Concept plans will be used to:

- Provide preliminary plans for proposed development;
- Guide the phasing of development;
- Identify street and lot layouts, land use, and density of development; and
- Determine the location of any school site, park, or pathway.

Development will proceed at a rate which meets residential, commercial, and industrial land requirements. This will involve phased development that:

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

#### **16.4 Rezoning of Land**

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

- Conformity to this Official Community Plan;
- Suitability of the site for the proposed development;
- Compatibility of existing adjacent land use;
- Provision of dedicated lands as may be required for subdivision;
- The Northern Village’s financial capability to support development;
- The adequate provision and timing of development of municipal services; and
- The completion of a servicing agreement for onsite and offsite services.

#### **16.5 Servicing Agreement**

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. This agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and their customers. A servicing agreement will be required unless there are no services or offsite levies required for a subdivision.

Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, water lines, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Northern Village to cover the cost of installation or improvement. Council will, by resolution, establish the

standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Developers will be required to provide a grading and leveling site plan for new subdivisions. The plan will show the future drainage patterns of the proposed subdivision to ensure that the amount of serviceable and developable land is maximized.

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

## **16.6 Building Bylaw**

In accordance with section 7 (1) of *The Uniform Building and Accessibility Standards Act*, the Northern Village will ensure that building construction is regulated so that new construction is physically acceptable to the community. The building bylaw will control the minimum standard of construction through the issuance of permits.

## **16.7 Land Acquisition**

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

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

## **16.8 Capital Works Program**

In accordance with *The Northern Municipalities Act, 2010*, Council will prepare a capital works plan that will be coordinated with policies of this Official Community Plan to ensure the effective and efficient control of development and public spending.

## 17. Monitoring and Amendment

This Official Community Plan establishes policies that are expected to meet the anticipated residential, commercial, and industrial needs within the financial and servicing capabilities of the community.

The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of this Official Community Plan in meeting the overall community objectives, Council will monitor the local situation and evaluate the appropriateness of this document and its policies.

Council will require an administrative review of this Official Community Plan exploring the need for revisions or for legal consolidations of adopted amendments at least once every five years. An office consolidation shall be maintained to keep the working copies current.

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

- Appropriate community development and public interest; and
- Overall community objectives as established by this Official Community Plan.