

Planning 101:

An Introduction to Land Use and Community Planning

Ministry of Government Relations
Community Planning Branch
July 9, 2020

Agenda

Topics

Roles and Planning Framework

Bylaw, Subdivision, Dedicated Lands and Hazard Lands

Servicing Agreements and Development Levies

Asset Management

Regional Planning

Discussion

Roles: Community Planning Branch

- Community Planning is responsible for:
 - Approving regional plans, OCPs and ZBs
 - Subdivision approving authority (~900-1000 applications annually)
 - Provincial planning framework
 - Assisting the public and municipalities with planning
 - Coordinating provincial interests
 - Supporting regional planning

Roles: Community Planning Branch

- From April 1, 2007 to March 31, 2020, approved over 15,000 applications for nearly 44,000 sites
 - Approximately \$6.5B in development potential (\$540M annually)
- Ensures planning decisions meet provincial interests
 - Ensure sufficient infrastructure in place to support development
 - Limit type of development on hazard lands (reducing disaster costs)
 - Avoid land use conflicts (e.g. development in path of highway)

Roles: Municipalities

- Municipalities are responsible for:
 - Ensuring the health, safety and general welfare of its inhabitants
 - Managing the economic, social, cultural and environmental development of their community
 - The preparation and adoption of regional/district plans, OCPs and ZBs
 - Directing the type and density of growth within their boundaries

Roles: Municipalities

- Enforcing development standards and conditions
- Minimizing potential land use conflicts
- Managing municipal infrastructure and servicing assets
- Ensuring transparency and public input
- Inform residents of council intentions
- Establishing a framework to create certainty for developers and investors

Roles: Planning Bylaws

- Planning bylaws:
 - Create certainty for local and regional investment
 - Determine location for and secure investment in infrastructure
 - Reduce public liability and increase safety
 - Inform and engage public
 - Encourage stronger inter-municipal cooperation and effective dispute resolution

Planning Framework

LEG/REG

The Planning and Development Act, 2007 (PDA):

- Establishes the planning and land use authority in Saskatchewan
- Authorizes municipalities to prepare and adopt planning bylaws and enter into partnerships with their regional neighbours
- Establishes framework for municipalities to manage infrastructure
- Sets out requirements for subdivision and use of municipal reserve



Bill 113: *The Planning and Development Amendment Act, 2017*

- Four main themes:
 - Regional Planning
 - Municipal Servicing
 - Municipal Reserve & School Sites
 - Miscellaneous Amendments
- Received Royal Assent on May 30, 2018

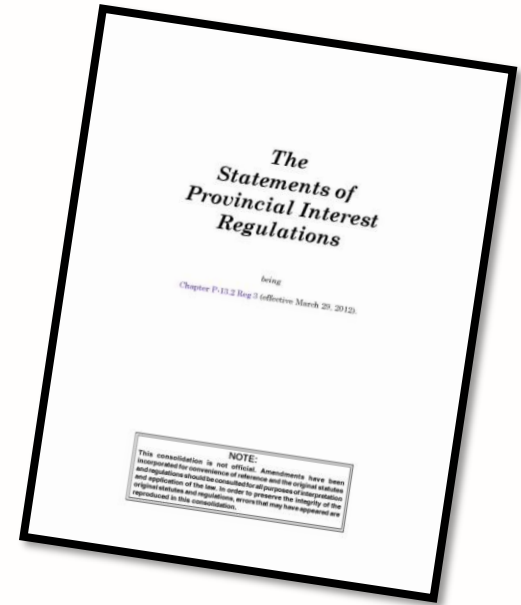


Planning Framework

LEG/REG

The Statements of Provincial Interest Regulations (SPI):

- Flexible, objective based regulations
- Link land use planning with provincial and municipal objectives
 - Recognize interrelationships of economy and environment
 - Promote sustainable growth and regional stability
 - Encourage cooperation and partnerships
- Apply to all planning documents and decisions



The Statements of Provincial Interest Regulations (SPI)

- SPI are comprised of 7 appendices
 1. Introduction
 2. Purpose
 3. Planning Principles
 4. Interpretation
 5. Implementation and Transitional
 6. Statements of Provincial Interest
 7. Glossary of Terms

The Statements of Provincial Interest Regulations (SPI)

- Planning Principles
 1. Comprehensive and Sustainable
 2. Responsive and Sensitive
 3. Respectful and Balanced
 4. Efficient and Effective
 5. Informed and Innovative
 6. Cooperative

The Statements of Provincial Interest Regulations (SPI)

Interests

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Land and Water Bodies
- Source Water Protection
- Transportation

The Statements of Provincial Interest Regulations (SPI)

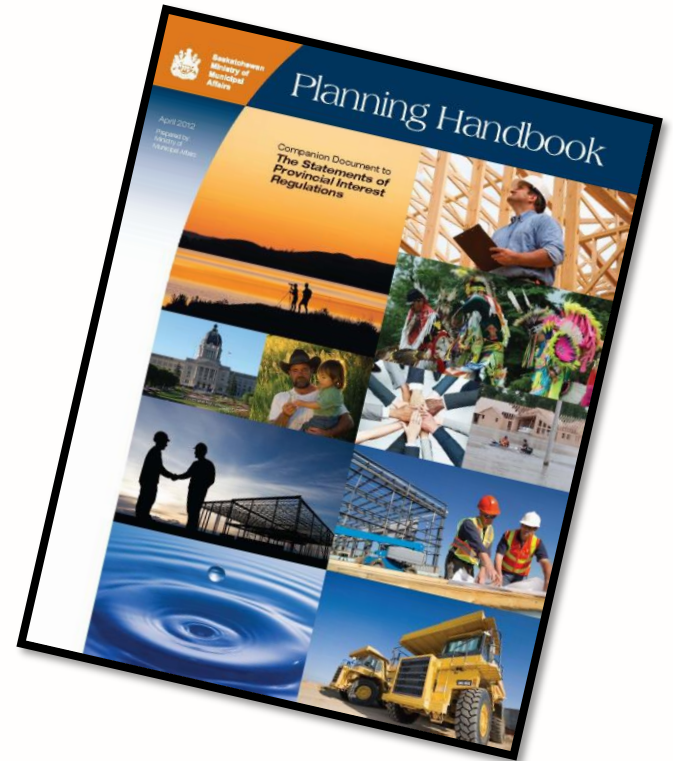
- Terminology
 - “Insofar as is practical”
 - Qualifier on the term “shall” so that it does not become an absolute requirement in all cases
 - Means adapted or adaptable for use
 - Onus to meet the SPI provision is on local authority, unless it is shown to be impractical
 - “Should” and “Shall”
 - Flexible language further qualifies statements

The Statements of Provincial Interest Regulations (SPI)

- Mandatory Provisions
 1. Mineral resource exploration and development (Appendix 6.6.1)
 2. Areas in the flood way of the 1:500 year flood elevation (Appendix 6.7.3)
 3. Areas in the flood fringe 1:500 year flood elevation (Appendix 6.7.4)
 4. Sand and gravel (Appendix 6.11.4)

SPI Planning Handbook

- Tool to assist municipalities, developers and planners
- Advice on implementing the SPI
- Planning Handbook review to occur after SPI amendments approved
- <http://publications.saskatchewan.ca/#/products/84860>

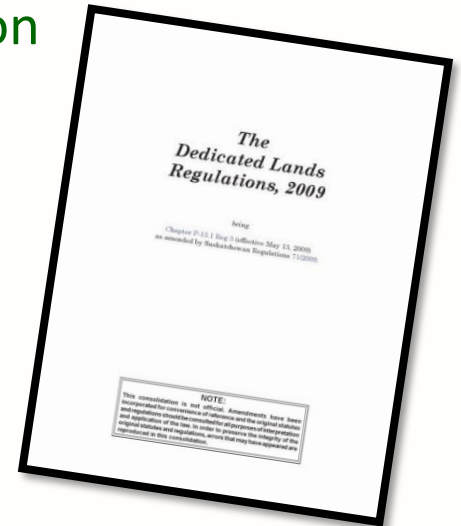


Planning Framework

LEG/REG

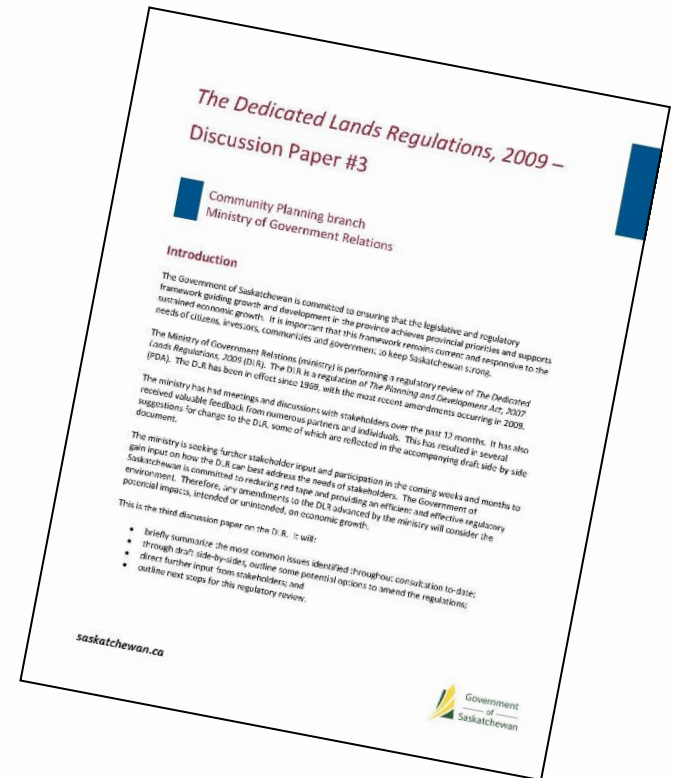
The Dedicated Lands Regulations, 2009 (DLR):

- Apply to all land dedicated by developer at time of subdivision for public parks, open space, recreation and schools
- Provide framework for the creation and use of dedicated lands:
 - Identification on subdivision plans
 - Leases and additional uses
 - Dedicated land account
 - Population density for requesting additional land



Regulatory Reviews

- Review of the SPI and DLR started in 2017
- 5 discussion documents for each regulation
- Consultation with stakeholders:
 - SPI – 2018 to 2020
 - DLR – 2018 to 2019
- Current status:
 - SPI – in approval process
 - DLR – amendments effective May 7, 2020



The Dedicated Lands Amendment Regulations, 2020

- Four main themes:
 - Leases – consolidated into one section, maintain lease rate of \$1 annually for school purposes and public works, enable market rate for all other approved uses
 - Density provision – clarify neighbourhood area and enable approving authority to request up to an additional 2 per cent dedicated land (12 per cent max)
 - Modernize terminology
 - Improve clarity and flexibility

Planning Framework

LEG/REG

The Subdivision Regulations, 2014

Administration of subdivision approval process

- Outline:
 - Information required for applications
 - Process for applications
 - Fees for application review
 - Criteria for consideration of applications
- Apply to every subdivision in the province, with the exception of approving authorities



Questions

Planning Framework



- Municipal bylaw (urban or rural)
- Policy framework that regulates land use
- Contains policies to help council with decision making
- Must be consistent with the SPI

Planning Framework



- Typical Sections:
 1. History, Context, Background
 2. Vision, Goals and Values of Municipality
 3. General Policy Direction
 4. Specific Land Use Policies
 5. Implementation
 6. Glossary of Terms
 7. References

Planning Framework



An OCP Must Contain Policies Respecting (PDA ss. 32(2)):

- Sustainable current and future land use and development
- Current and future economic development
- General provision of public works
- Management of lands that are subject to natural hazards
- Management of environmentally sensitive lands
- Source water protection

Planning Framework



An OCP Must Contain Policies Respecting (continued):

- Means of implementing the OCP
- Coordination of land use, future growth patterns and public works with adjacent municipalities
- Implementation of IDA, if have one
- Provision of municipal reserve for school purposes
- Management of lands that are in proximity to existing or proposed railways

Planning Framework



- Submission Requirements:
 - Two certified true copies of the OCP
 - Two certified true copies of the bylaw adopting the OCP
 - New OCP - statement repealing existing OCP
 - Copy of the public notice
 - Copy of all representations at the public hearing or submissions received respecting the bylaw
 - Copy of minutes of the public hearing

Planning Framework



- Submission Requirements (continued):
 - Statutory declaration signed by administrator
 - Dates and method that council advertised new bylaw
 - Dates of first, second and third reading of the bylaw
 - Date of the public hearing
 - Statement affirming that written notice was provided to all affected landowners
 - New OCP – registered professional planner

Planning Framework



- Primary legal and administrative means of implementing the OCP
- Divides municipality into zoning districts
- Regulates development and use of land in those districts
- Permits council to set local standards for the subdivision and use of land

Planning Framework



Typical Sections:

1. Introduction
2. Definitions
3. Administration and Interpretation
4. General Regulations
5. Zoning Districts
6. Overlay Districts
7. Zoning Maps

Planning Framework



A ZB Must Contain Provisions Respecting (PDA s. 49):

- Prescribing or establishing districts of the number and area that the council considers appropriate
- Prescribing the permitted uses in each district
- Providing for the appointment of a development officer for the municipality to administer the zoning bylaw
- Providing for a system of development permits
- Prescribing the types of development for which no development permit is required

Planning Framework



A ZB Must Contain Provisions Respecting (continued):

- Prescribing the procedure whereby applications for development permits shall be made, processed and issued
- Defining the period that a development permit remains in effect
- Authorizing and prescribing a procedure for making and processing applications for minor variances and, if that procedure is used, requiring a record of minor variance applications to be established

Planning Framework



A ZB Must Contain Provisions Respecting (continued):

- Prescribing procedures for approval of a discretionary use
- Establishing a board to be the Development Appeals Board for the municipality
- **Regulating development in proximity to existing or proposed railway operations**
- Providing for any other matter that may be necessary to regulate and control the issuance of development permits as the council considers necessary

Planning Framework



- Must restrict development in flood-prone lands (SPI s. 6.7)

Planning Framework



- Submission Requirements:
 - Two certified true copies of the ZB
 - Two certified true copies of the bylaw adopting the ZB
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Planning Framework



- Submission Requirements:
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Development



Development

- “the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land” (PDA)

Development



Feasibility	Pre-Development
<ul style="list-style-type: none"> • Market analysis • Budget • Business plan • Concept plans • Determine permits • Site arrangements 	<ul style="list-style-type: none"> • Subdivision approval • Financing • Market, branding • Construction plans • Permit applications • Site acquisition
Development	Completion
<ul style="list-style-type: none"> • Schedule control • Pre-sales, leasing • Marketing • Utility construction • Inspections • Building construction 	<ul style="list-style-type: none"> • Title registration • Sales, leasing • Property management • Construction completion • Completion certificates • Title transfers

Development



Development Permits:

- Are legal documents
- Municipal responsibility to issue
- Must conform with SPI, OCP and ZB
- Municipality must be consistent in issuance and refusals (cannot make exceptions)
- Municipality may be liable for negligence in issuing a development permit

Development



Development Permits:

- Development Permit ≠ Building Permit

Category	Development Permit	Building permit
Approves	Land use, parcel size, building location, development standards	Building structure
Compliance	Municipal bylaws, OCP, ZB, SPI, planning recommendations	National Building Code

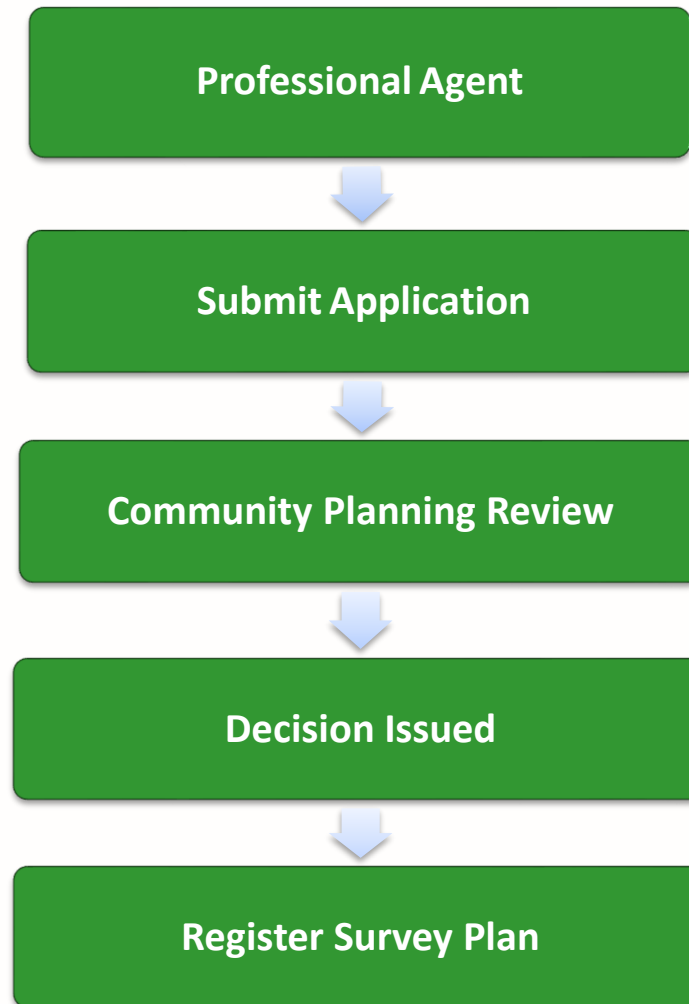
Subdivision



Subdivision

- “a division of land that will result in the creation of a surface parcel, or the rearrangement of the boundaries or limits of a surface parcel...” (PDA c.2(1)(aaa))
- Community Planning branch is subdivision approving authority for 763 Saskatchewan municipalities
- <http://publications.saskatchewan.ca/#/products/85785>

Subdivision



Subdivision: Review Process



- A. Initial Review** **Referrals (40 days)** **Decision**
- B. Initial Review** **Referrals** **Addressing third party requirements** **Decision**

Municipal - bylaw amendment, public process, infrastructure needs study and costs, negotiation of servicing agreement, engineering, legal review, municipal reserve

Developer - address issues identified, geotechnical report, ground water availability, contours, flood protection, municipal requirements

Ministries and Crowns - coordinate provincial requirements for Highways and Infrastructure, Economy, Water Security Agency, Education, Health, utilities

Subdivision: Review Process

What items should a municipality consider when it is referred a subdivision application for comment?

- Municipal planning bylaws
- Impact on municipal services, need for servicing agreement
 - Water, wastewater
 - Roads, recreation facilities
- Drainage and natural features
- Dedicated lands

Subdivision: Dedicated Lands

- Municipal Reserve and Environmental Reserve:
 - Dedicated during subdivision
 - MR: 10% for residential, 5% non-residential
 - ER: as needed
 - Public lands for all to use and enjoy
 - Municipal jurisdiction
- MR taken as land or cash-in-lieu
- MR uses may include:
 - Open space, parks & natural areas
 - Recreation facilities & public buildings
 - Schools

Hazard Lands

- Slumping, landslides, erosion
- Flood-prone lands
- Responsibility to apply SPI
- Best strategy = prevent development from locating in hazard areas
 - Liability: negligence may lead to legal action

Hazard Lands

Preventative

- Engineering
- Land Use Planning

Remedial

- Response
- Clean up
- Displacement
- Provincial Disaster Assistance Program

Hazard Lands – Prevention Methods

Hazard Lands

- Planning is most cost-effective prevention option
- Issue: impact on owners of existing dwelling units
- Combination of solutions often needed to mitigate potential impacts
- Municipality has responsibility to look after best interests of residents

Hazard Lands



Image Credit: Government of Saskatchewan

Hazard Lands



Image Credit: Government of Saskatchewan

Hazard Lands



Image Credit: Government of Saskatchewan

Hazard Lands



Image Credit: Government of Saskatchewan

Hazard Lands



Image Credit: Government of Saskatchewan

Hazard Lands



Roche Percee, June 23, 2011

Image Credit: Government of Saskatchewan

Hazard Lands



Image Credit: Government of Saskatchewan

Questions

Servicing Agreements

Servicing Agreements
are authorized under
Sections 168 – 176 of
the PDA

Servicing Agreement ≠
Development Levy



Servicing Agreements

- Servicing agreements are a tool that municipalities may use to:
 - Recoup capital cost of infrastructure necessary to support development
 - Ensure infrastructure meets municipal standards
 - Obtain land for Municipal Utility Parcels

Servicing Agreements

During subdivision process, a servicing agreement must be:

- Specifically requested by the municipality
- Negotiated between the municipality and the developer
- Completed within 90 days unless the municipality and developer mutually agree to extend the timeframe
- Completed before subdivision is approved
 - Servicing agreements are subject to appeal

Servicing Agreements

Reasons to Require a Servicing Agreement:

1. Enables future growth
 - Infrastructure constructed now helps facilitate future growth
2. Infrastructure costs are rising
3. Fairness
 - Municipal taxpayers' dollars already pay for the maintenance, repair, rehabilitation, retrofitting and replacement of infrastructure
 - Growth should pay for itself

Servicing Agreements

What can be included in a servicing agreement?

- Water, domestic sewer and storm sewer mains and connections
- Streets and lanes within subdivision
- Payment for expanding or improving off-site roads, lagoons, trunks and sanitary waste facilities
- Parks and recreation facilities

Servicing Agreements

- Road right of way improvements:
 - i. Lights
 - ii. Street signage
 - iii. Boulevards
 - iv. Landscaping of boulevards
 - v. Curbs
 - vi. Gutters
 - vii. Sidewalks
- Municipal professional fees, such as engineering, planning, legal advice and administration

Servicing Agreements

Steps in the Servicing Agreement Process:

1. Subdivision is occurring
2. Municipality determines the services required
 - Undertakes studies to determine cost; OR
 - Developer provides pro-forma that includes cost-estimates
3. Municipality requests servicing agreement to address identified infrastructure needs
 - Information necessary from step 2 to show to Council that SA is needed
4. Negotiation with developer
5. Subdivision approval & registration of servicing agreement on title
 - Up to municipality to register servicing agreement

Servicing Agreements

Components of Servicing Agreement:

- General Provisions & Definitions
- Securities & Timelines
- Arbitration
- Developer responsibilities
- Municipal responsibilities
- Appendices

<http://publications.saskatchewan.ca/#/categories/751>

Servicing Agreements

General Provisions and Definitions:

- Good idea to provide for basic ground rules such as the definition of terms and establishment of parties
- Remember: servicing agreements can be registered on the title of the property(s)
 - This ensures agreement runs with the land and informs all potential future owners, heirs, executors, successors, etc.

Servicing Agreements

Securities, Timelines & Insurance:

- Protect municipality in event developer cannot complete their requirements
- Allows municipality access to funds to ensure capital works are completed
- Can be cash, letter of credit or assurance bond
- Inspection, certificate of completion, warranty period

Servicing Agreements

- Developer insurance can protect municipality against liability in the event of an on-site incident
- Municipality may discharge portion of security as services are completed
- Tip: ensure written confirmation from financial institution that any securities have an automatic renewal

Servicing Agreements

Arbitration:

- Important to have mechanism to settle any disputes that may arise after servicing agreement is signed
- Common to have process for appointing arbitrators
- If parties disagree **before** servicing agreement is signed, appeal mechanism may be used
 - Approving authorities: to local Development Appeals Board
 - All other municipalities: to Saskatchewan Municipal Board

Servicing Agreements

Developer Responsibilities:

- Installation of services necessary to support subdivision
- Payment for:
 - Off-site development fees
 - Municipal professional fees, such as engineering, planning, legal advice and administration
- Details often included as a schedule or appendix to agreement
- Other items may include:
 - Commitments to comply with other government ministries and agencies
 - Requirement to notify municipality once improvements have been completed
 - Responsibility to accommodate electrical, gas and cable lines throughout construction

Servicing Agreements

Municipal Responsibilities:

- May include upgrades of municipal infrastructure to be completed by municipality
- Inspection and notification to developer that improvements were or were not completed to municipality's satisfaction
- Certificate of completion
- Shall not contain long-term maintenance, repair, rehabilitation, retrofitting and replacement of infrastructure
 - This is a municipal responsibility and cannot be transferred to a developer

Servicing Agreements

Appendices:

- Land title
- Plan of Proposed Subdivision
- Construction standards
 - Infrastructure will be municipal responsibility
- Relevant studies
 - Geotechnical report
 - Flood hazard information & safe building sites
 - Municipal infrastructure cost-study
- Off-site development fees

Servicing Agreements

Off-Site Development Fees

- Servicing fees should reflect actual capital costs of providing services
 - Municipality must be able to provide justification if matter goes to an appeal
- Servicing fees should be itemized to ensure transparency
- Costs are typically determined by dividing the total capital cost of a particular service among the total expected area or lots it will serve

Servicing Agreements

Sewage Servicing Fee Example

- Cost to construct lagoon (1,000 unit capacity) ?
- Land cost for lagoon site and pipeline ?
- Engineering and studies ?
- Cost for environmental permit / legal fees ?
- Installation of pipeline from lagoon (2 miles) ?
- Lift station ?
- **Total** ?

Servicing Agreements

Sewage Servicing Fee Example

• Cost to construct lagoon (1,000 unit capacity)	\$2,000,000
• Land cost for lagoon site and pipeline	\$300,000
• Engineering and studies	\$190,000
• Cost for environmental permit / legal fees	\$10,000
• Installation of pipeline from lagoon (2 miles)	\$385,000
• Lift station	\$650,000
• Total	\$3,535,000

Servicing Agreements

Servicing Fee Formula

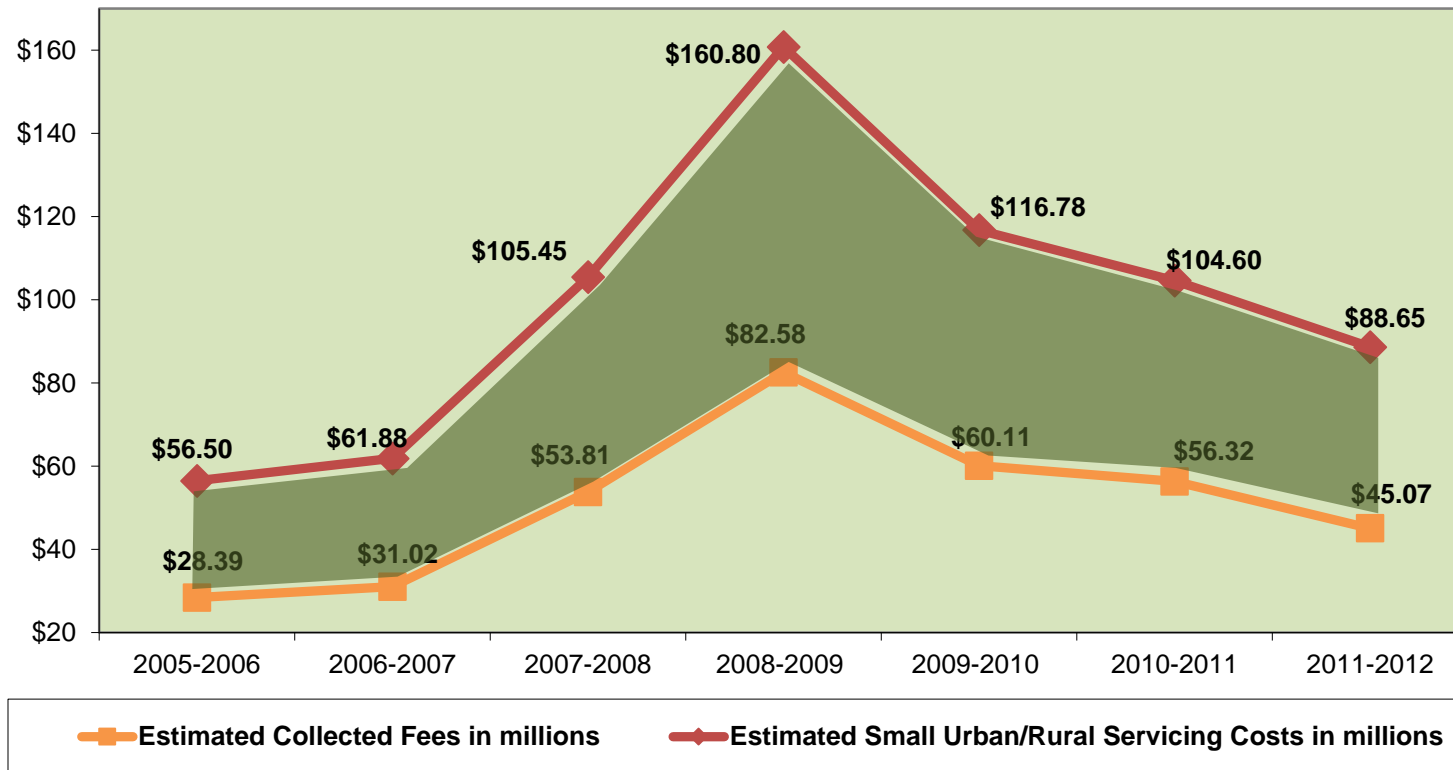
$$\frac{\text{Capital Cost of Service}}{\text{Capacity}} = \text{Per Lot (Unit) Servicing Fee}$$

From the previous example, the per unit servicing fee would be: $\frac{\$3,535,000}{1,000 \text{ units}} = \$3,535 \text{ per lot}$

Note: Larger developments requiring additional usage, such as a water park or a meat packing plant, may require multiple units to be applied in the calculation.

Servicing Agreements

Servicing Cost Estimates



* Based on servicing rates from 2008 – not adjusted for inflation

** Only represents subdivision approvals from Government Relations

Servicing Agreements

Final Tips:

- Municipality should have template including all possible elements
- Important to base information in agreement off of expert advice (e.g. municipal engineer, planner)
- Weigh the pros and cons of different service options
 - Open-air lagoon
 - Sewage treatment plant
 - On-site sewage treatment only (e.g. mounds)
- Review agreement with solicitor before signing

Servicing Agreements

Q: We have a developer that does not agree with the terms of our servicing agreement and is threatening to appeal. What do we do?

- Appeal mechanism is part of the process and is designed to ensure fair treatment.
- The onus is on the municipality to demonstrate the fee or levy is necessary for the purpose stated.
- SMB will look to determine two basic elements:
 1. That the calculation of costs for infrastructure upgrades are accurate (e.g. itemization of lagoon costs)
 2. That the development will lead to those infrastructure upgrades (causal link between development and infrastructure)

Servicing Agreements

- Difference between a fee and a tax: to be a fee, there must be a connection between the amount charged and the cost or value of the service provided.
 - “In determining whether that connection exists, courts will not insist the fees charged correspond precisely to the cost; it is enough that a reasonable connection is shown between the cost and the amount charged.” (SMB, PAC 2015-0005).

Development Levies

Development Levies are authorized under Sections 168 – 176 of the PDA

- Share many similarities with servicing agreements
- Cannot be used if subdivision is occurring (use servicing agreement)
- Must have development levy bylaw approved by Ministry of Government Relations
- All levies must be based on a study of municipal capital costs
- Capital costs associated with development cannot have been previously collected for

Questions

Asset Management

- Developer pays for 20% of the asset cost (Upfront/Capital Cost)
- Municipality (taxpayers) pay 80% of the asset cost (Lifecycle Cost)
- If Servicing Agreement not used – 100% of cost is Municipal

Asset Management

An Asset Management Plan should:

- Develop and maintain asset inventories of all infrastructure
- Reduce overall life cycle costs of infrastructure
- Provide risk assessment of infrastructure systems
- Identify critical assets and impacts with loss of service
- Maintain and manage infrastructure at appropriate service levels

Asset Management

Questions municipalities need to answer when planning infrastructure and growth:

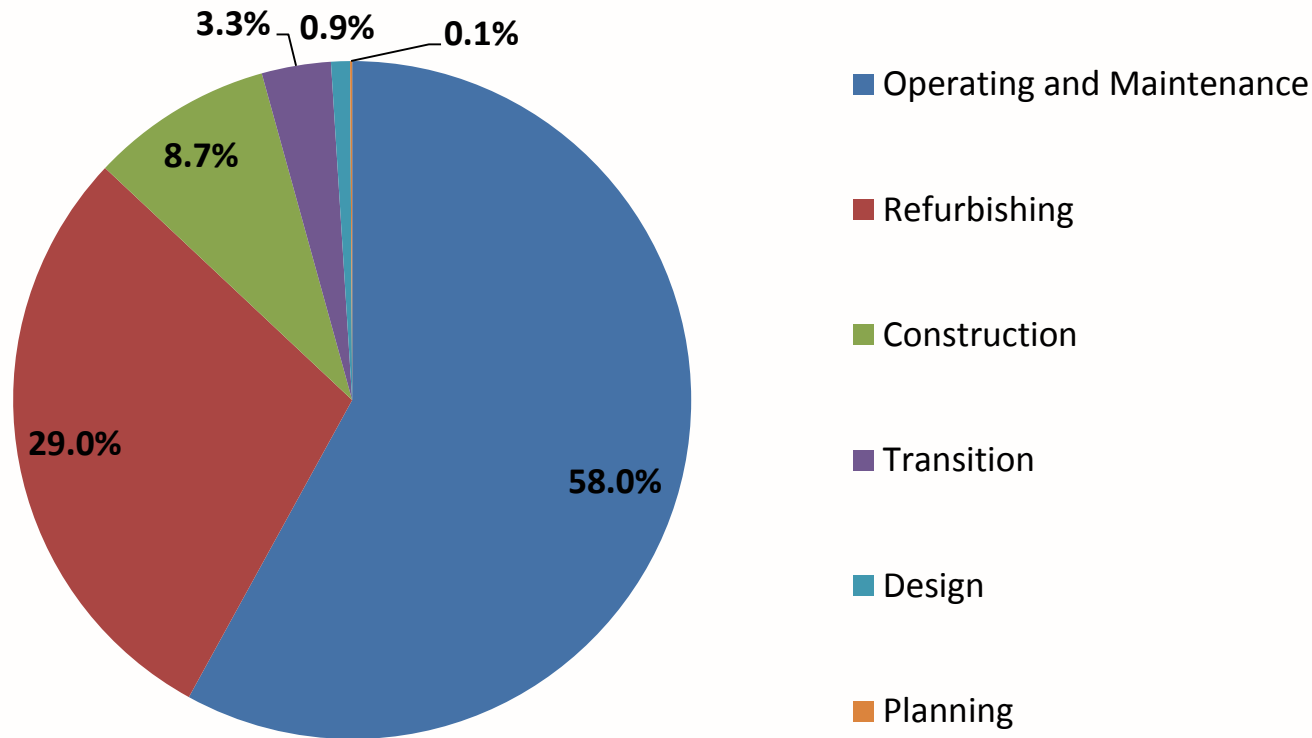
1. What do you own or responsible for? (Asset Inventory)
2. What is it worth? (Asset Inventory)
3. What is the condition and capacity? (Asset Inventory)

Asset Management

4. What does it need? (Planning – Use of Data)
5. When does it need it? (Planning – Use of Data)
6. How much is it going to cost to maintain, replace, upgrade or increase service? (Planning – Use of Data)

Asset Management

40 Year Infrastructure Life Cycle Costs



Questions

Regional Planning

The placement of land uses, infrastructure, services, recreation and economic developments that goes beyond individual municipal borders.

Regional Planning

- Saskatchewan people have a long, rich history of working together
- Have many unifying factors that bind people and communities together

Regional Planning

Purpose:

- Create a collective approach to land use planning
- Create opportunities
- Use resources most efficiently: sharing resources, services and decrease costs
- Mechanism for building capacity and viability
- Address mutual interests
- Be proactive
- Provide succession planning
- Make more informed decisions
- Better the quality of life of your residents

Regional Planning

Regional Planning – First Nations

- Municipalities and First Nations are responsible for providing many of the same services to their residents. For example:
 - Emergency services
 - Recreation facilities
 - Land use planning
 - Solid waste collection, water and wastewater
- Opportunity to collaborate

Regional Planning – First Nations

- Partnership opportunities – improved access to funding
- Get to know your neighbouring community
- It takes time to build a relationship – Start early!
- “It can start with a phone call to go for a cup of coffee”
- Chief Darcy Bear – Whitecap Dakota First Nation
- Meetings should not occur only when one side wants something
- Partnerships = Success for Future generations

Regional Planning – First Nations

- Federation of Canadian Municipalities (FCM) – www.fcm.ca
- First Nations – Municipal Collaboration
<https://fcm.ca/en/programs/first-nation-municipal-collaboration>
- Tools available:
 - Land use Planning
 - Economic Development Partnerships
 - Funding Resources
 - Service Agreements

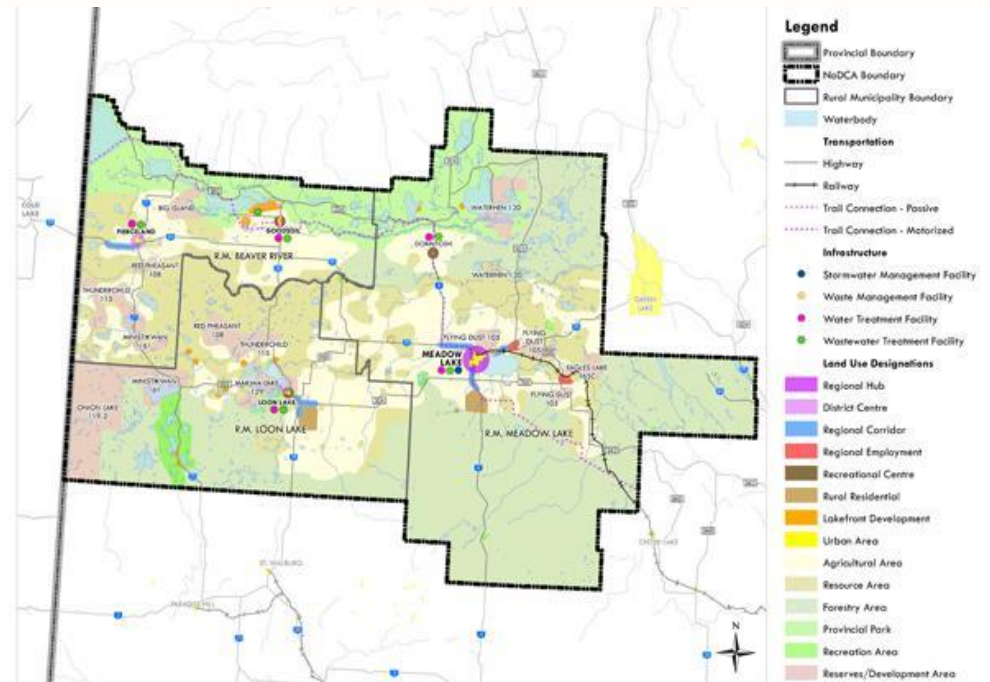
Regional Planning – First Nations

Testimonial from FCM Website:

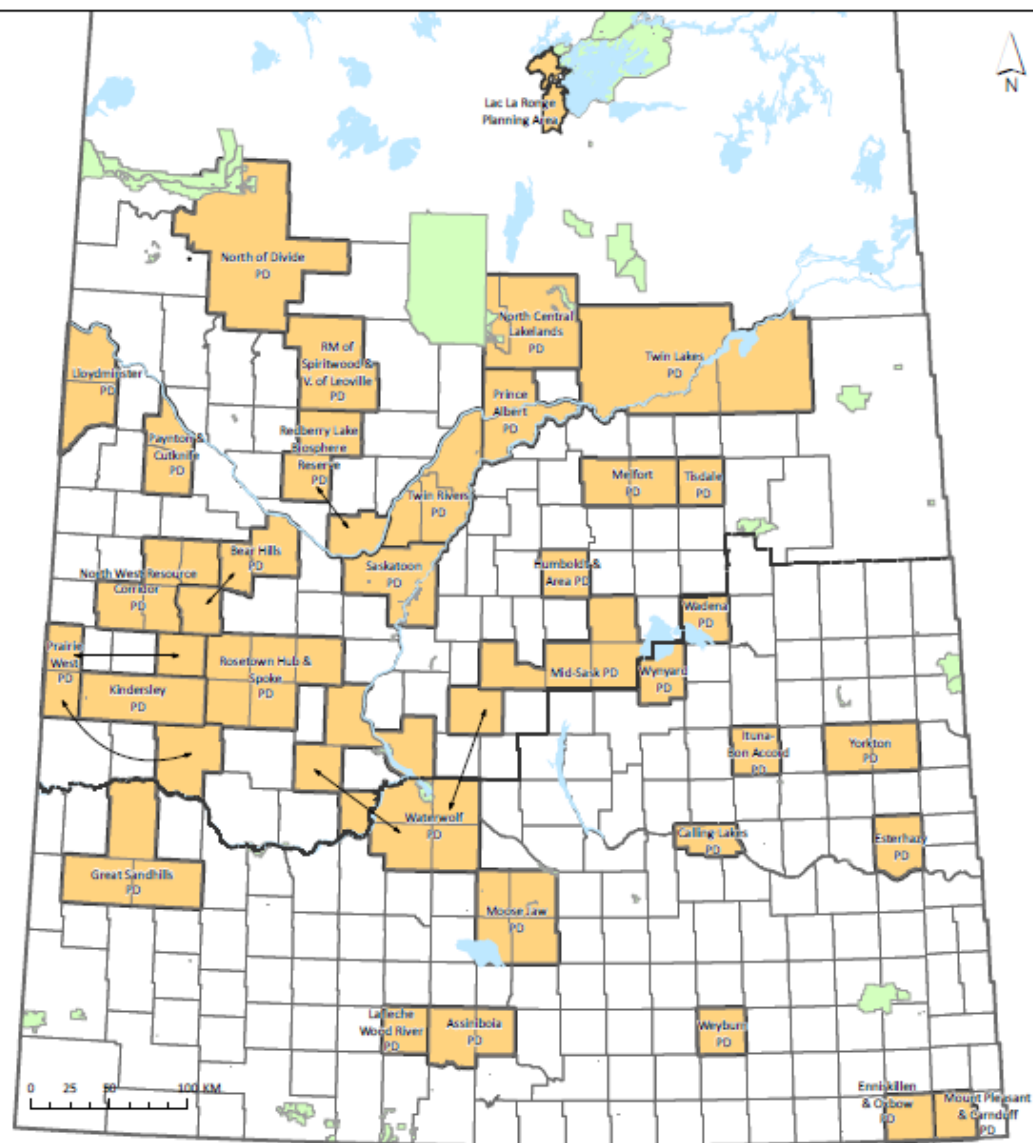
"If you want to go fast, go alone. If you want to go far, go together. It's all about partnerships. Getting everyone together can help you leverage your dollars and energy into projects that have mutual benefit." -
Mayor Stu Wells, Town of Osoyoos

Regional Planning – Saskatchewan

- 2010: 17 planning districts
- 2020: 34 planning districts comprising:
 - 172 municipalities,
 - 2 First Nations,
 - 1 Regional Park Authority
- Population: 498,457 (2016 Census Figure)



Saskatchewan Planning Districts



<p>Planning District *</p> <p>National or Provincial Park</p> <p>RM</p> <p>South/North Consultant Boundary</p>	<p>COMMUNITY PLANNING BRANCH muninfo@gov.sk.ca</p> <p>Regina Office 420 - 1855 Victoria Ave. Regina, SK S4P 3T2 Phone: 306-787-2725 Fax: 306-798-0194</p> <p>Saskatoon Office Sturdy Stone Building Rm 978. 122 - 3rd Ave N. Saskatoon, SK S7K 2H6 Phone/fax: 306-933-6937/7720</p>
<p>Last updated: 10/19/2017 Scale: 1:3,500,000 Coordinate system: NAD83(CRS98)/UTM Zone 13N</p>	<p>* Refer to the accompanying Planning District List for a complete listing of communities and RMs included in each Planning District</p>

Regional Planning – Saskatchewan

- Models stem from *The Planning and Development Act, 2007*
- Requires two or more municipalities
- Requires a Planning District to have a Planning District Agreement, District Plan and Zoning Bylaw

Regional Planning – Saskatchewan

- How it Works:
 - Intermunicipal Development Agreement (IDA)
 - District Planning Commission (DPC)
 - District Planning Authority (DPA)
 - Regional Planning Authority (RPA)

Regional Planning – Saskatchewan

Intermunicipal Development Agreement

- May address issues of joint concern:
 - Planning of fringe development areas
 - Mechanisms for intermunicipal dispute resolution
 - Shared or extended services, infrastructure or facilities
 - Sharing of costs for services, infrastructure or facilities

Regional Planning – Saskatchewan

Planning District Agreement:

- Established by Minister's Order upon request of members

Items include:

- Name and defined boundaries
- Establishment of DPC and DPC members
 - Eligibility, tenure, vacancies, remuneration and expenses
- Funding for planning district
- Dispute resolution mechanisms
- Process for amending the agreement

Regional Planning – Saskatchewan

District Planning Commission (DPC)

- Collaboration between members to establish regional goals
- Defined geographic area
- Prepare District Official Community Plan
- Advisory body to members

Regional Planning – Saskatchewan

Example of DPC Powers:

- Host public meetings
- Consider certain development applications
- Accessing services of municipal employees
- Appoint employees/consultants and fix their wages
- Establish advisory committees
- Make rules of procedure, establish implementation guide

Regional Planning – Saskatchewan

District Planning Authority (DPA)

- Established by Minister's Order upon request of member municipalities in a Planning District
 - Pass bylaws
 - Service Delivery inside or, by agreement, outside the district (i.e. First Nation, RM, Urban)
 - Expend funds / set fees for service

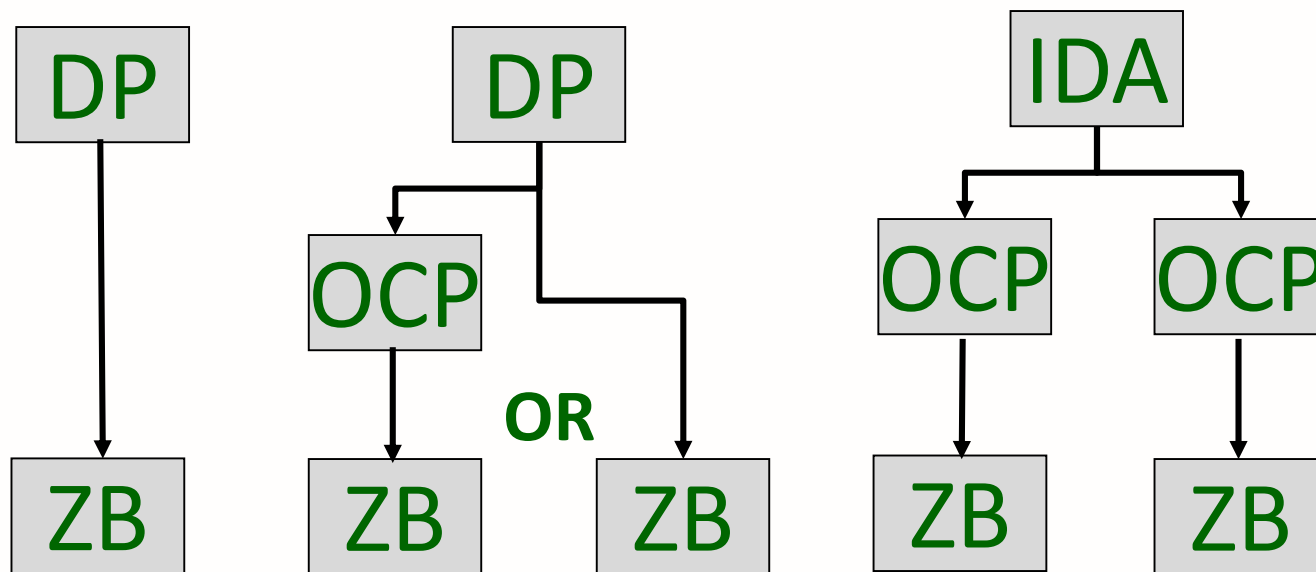
Regional Planning – Saskatchewan

Regional Planning Authority (RPA)

- Minister may establish RPA by Minister's Order OR a municipality or municipalities can request
 - All or any portion of any municipality
 - RPA must prepare a regional plan
 - Similar powers as a DPA

Regional Planning – Saskatchewan

Plan Hierarchy



Regional Planning: Common Themes

1. There are multiple methods
2. Close relationship with service delivery
3. Challenges and struggles are okay – embrace them because it means you care!
4. **Think bigger than your borders**

Regional Planning: Principles for Success

8 Principles:

The T.R.U.E. Test:

- Trust
- Respect
- Understanding
- Equity

The 4 C's:

- Cooperation
- Collaboration
- Coordination
- Communication

Additional Resources

The Planning and Development Act, 2007

<https://pubsaskdev.blob.core.windows.net/pubsask-prod/29813/P13-2.pdf>

The Statements of Provincial Interest Regulations

<https://pubsaskdev.blob.core.windows.net/pubsask-prod/70924/P13-2R3.pdf>

The Dedicated Lands Regulations, 2009

<https://pubsaskdev.blob.core.windows.net/pubsask-prod/35072/P13-2r1.pdf>

The Subdivision Regulations, 2014

<https://pubsaskdev.blob.core.windows.net/pubsask-prod/78978/P13-2r2.pdf>

Community Planning home page

<https://www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development>

Questions

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