



Our Comprehensive Community Plan



Saulteau First Nations

Band Council Resolution No. 2015-09-10-01

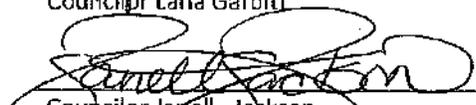
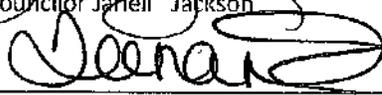
Our Comprehensive Community Plan

WHEREAS "Our Comprehensive Community Plan" has been created with significant participation and input from band members who were diligently consulted with

AND WHEREAS Chief and Council unanimously support the implementation of "Our Comprehensive Community Plan" to guide the decision making in the future for the benefit of the community

AND WHEREAS potential amendments to "Our Comprehensive Community Plan" will only be done through a process that involves the participation of band members

NOW THEREFORE BE IT RESOLVED that the Saulteau First Nations hereby formally enacts "Our Comprehensive Community Plan".

 _____ Chief Nathari Parenteau	October 26, 2015 _____ Date
 _____ Councilor Laura Murfitt	October 26, 2015 _____ Date
 _____ Councilor Lana Garbitt	October 26, 2015 _____ Date
 _____ Councilor Jarrell Jackson	October 26, 2015 _____ Date
 _____ Councilor Teena Demeulemeester	October 26, 2015 _____ Date



OUR VISION

We, the Saulteau First Nations, will strive to be the Best Governed Nation, one that is proud, culturally strong and self-sufficient.

As stewards of the land we will ensure that the best sustainable practices are followed, now and in the future. For as long as the 'sun shines, the grass grows and the rivers flow'.

We remain proudly determined.



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Schedule A – Land Use Plan (IR #169)

Schedule B – Development Constraints Map (IR #169)

Schedule C – Community Infrastructure Plan (IR #169)

Schedule D – Concept & Strategy: Additions to the Community Core

Schedule E – Concept & Strategy: Improvements along the Lakefront

Schedule F – Concept & Strategy: New Industrial Park

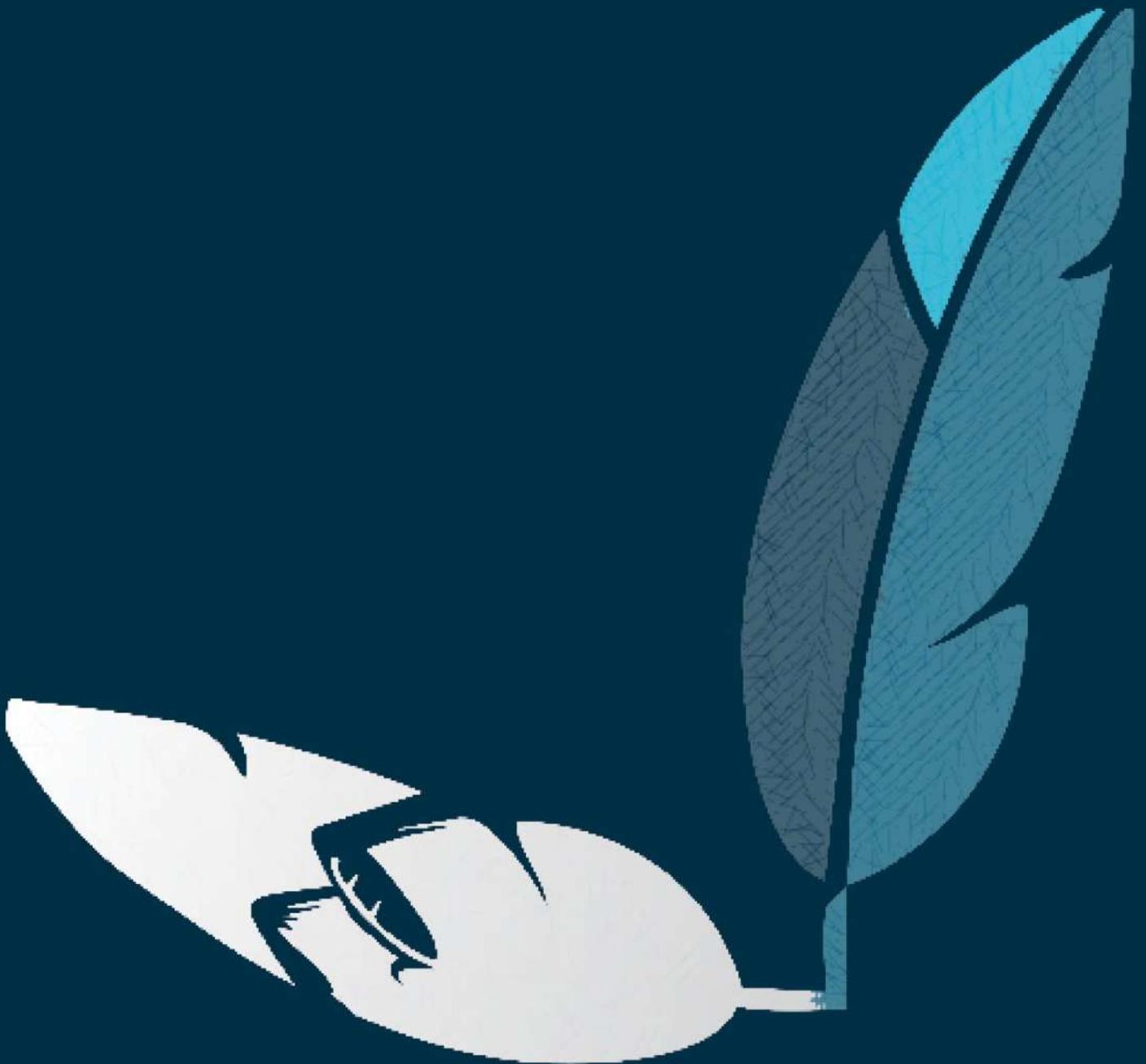
Schedule G – Concept & Strategy: Tribal Park & Commercial Development (Southside)

Schedule H – Concept & Strategy: Summer Cabins (Southside)



PART 1:

INTRODUCTION



PART 1: INTRODUCTION

WHAT IS A COMPREHENSIVE COMMUNITY PLAN?

A Comprehensive Community Plan (CCP) is an overarching and holistic plan that is developed by and for the community. A CCP focuses on nation building and community development by addressing a wide range of planning themes – see **Figure 1**.

This CCP helps us – the Saulteau First Nations (SFN) – to identify our vision for the future, core values, and top priorities. It also identifies a framework for us to achieve our vision through a set of clearly defined steps.

Our CCP consists of the following five parts:

- **Part 1: Introduction**

This part provides an overview of the planning process and introduces the ‘guiding principles’ that have been followed in developing our CCP.

- **Part 2: Community Overview**

This part provides a general community overview which provides the context and foundation of our CCP.

- **Part 3: Nation Building**

This outlines our framework for nation building. This framework includes a series of vision statements that address the full spectrum of planning themes (see **Figure 1**). It also identifies a series of strategic goals and actions to help us realize our vision.

- **Part 4: Community Development**

This part focuses on our reserve lands. It outlines our 20 year land use plan for IR #169 and includes preliminary concepts and policies to guide future development.

- **Part 5: Implementation**

This describes how it will our CCP will be implemented moving forward. It also outlines how it will be reviewed and updated over time.

Figure 1: Our Key Planning Themes



GUIDING PRINCIPLES

The following guiding principles were considered and incorporated throughout the development of our CCP. They provide the direction that is required to realize our vision.

- **Long-Term Thinking**
Our plan will be future-oriented and resilient in the face of changing circumstances.
- **Broad in Scope**
Our plan will consider the sustainability of economic, environmental, social, and cultural aspects of the community.
- **Integration**
Our plan will build upon and link together with other types of community planning activities. For example, the land use plans and development concepts that are part of this plan (Part 3) will consider and be consistent objectives referenced in our 5 Year Economic Plan.
- **Collaboration**
Our plan will be created by seeking input from all members and partners that form our community.
- **Community Engagement**
Our plan will create processes that require ongoing and continuous community engagement throughout its development and implementation.
- **Capacity Building**
Our plan will help increase capacity within our community through member participation and involvement.
- **Implementation**
Our plan will outline our strategies that can be put into action.
- **Monitoring and Evaluation**
Our plan will set measurable targets and methods for tracking results in order to celebrate progress and identify opportunities for improvement.



OVERVIEW OF THE PLANNING PROCESS

As **Figure 2** (below) demonstrates, the process for developing our CCP was laid out in five broad phases.

Figure 2: Overview of Our Planning Process



Below is a summary of key community engagement and consultation events that took place.

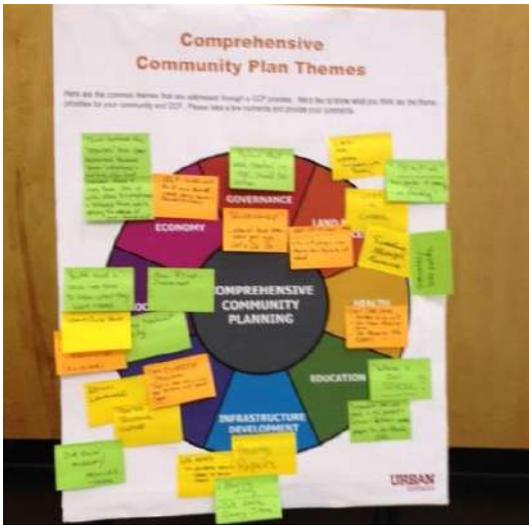
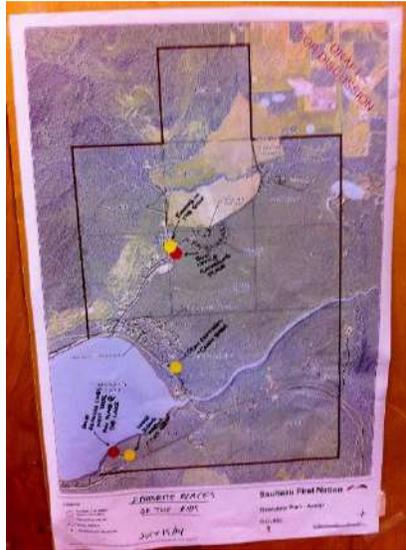
During Consultation Session #1

- **Start-Up Meeting**
An initial startup meeting with leadership, staff, and members to explain and provide an overview of the proposed planning process and obtain initial feedback and insights.
- **1st World Café**
A two day session with booths geared towards different community topics set up in our gymnasium. The intent was to provide information to our members and obtain initial direction on key issues.
- **Agency Meetings**
Meetings with agencies and partners providing services to SFN (e.g., School District 59)
- **Community Visioning Session**
A community meeting using “live polling” to confirm and refine vision statements.

During Consultation Session #2

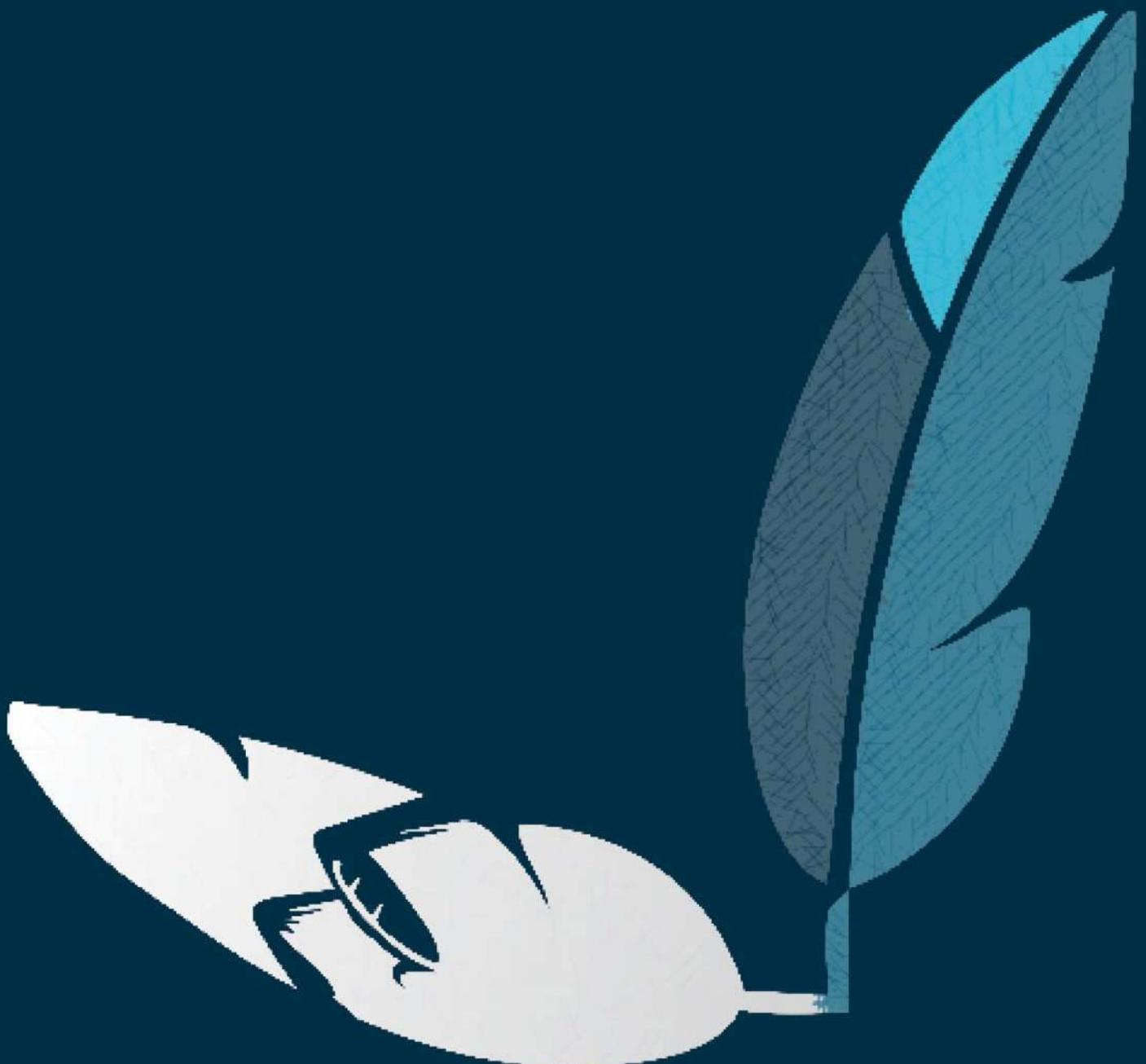
- **2nd World Café**
A second two day session with booths geared towards different topics set up in our gymnasium. Preliminary CCP materials were presented to members and reviewed (e.g., preliminary land use plans).
- **Community Surveys and Comment Sheets**
A community survey/questionnaire was distributed to members asking for direction on specific issues (e.g., land use patterns and future servicing).
- **Youth Focus Group Meeting**
A special planning session with our youth giving them the opportunity to provide input on our future.
- **3rd World Café**
A third two day session presenting a final draft CCP document to members for review).

Images from the Planning Process



PART 2:

COMMUNITY OVERVIEW



PART 2: COMMUNITY OVERVIEW

OUR STORY

Our nation is a vibrant and diverse mixture of Dunne-Zaa (Beaver), Néhiyawak (Cree), Iyarhe Nakoda (Stoney), Haudenosaunee (Iroquois), and Nahkawē (Saulteau) people. Our current name comes from the French word *Saulteurs* which means “people of the rapids”. This name refers to a location around the St. Mary’s River (near Sault Ste. Marie, Ontario), where French fur traders first met with our Nahkawē (Saulteau) ancestors. In the mid 1800’s several influential Nahkawē (Saulteau) leaders received visions, which instructed them to lead our ancestors west toward a sacred place – a lake below the Twin Mountains. It was during their lengthy migration across the prairies, that our Nahkawē (Saulteau) ancestors first met our Néhiyawak (Cree) and Iyarhe Nakoda (Stoney) ancestors. They soon joined forces and continued their westward journey together. After many years of travelling, they finally arrived at Moberly Lake. Here in the shadow of the Twin Sisters Mountains they were welcomed by our Dunne-Zaa (Beaver) ancestors, who had already been living in the area for millennia.

Figure 3: Twin Sisters Mountains¹



Our Haudenosaunee (Iroquois) ancestors also travelled a great distance before arriving at Moberly Lake. Their original homeland was in eastern Canada and upstate New York. However, they began working with European and Metis fur traders and travelled west. In the early 1900’s they were welcomed into our nation.

In 1914, the relatives of our present-day members adhered to Treaty No. 8 with the newly formed Government of Canada when they accepted treaty annuities at Moberly Lake.

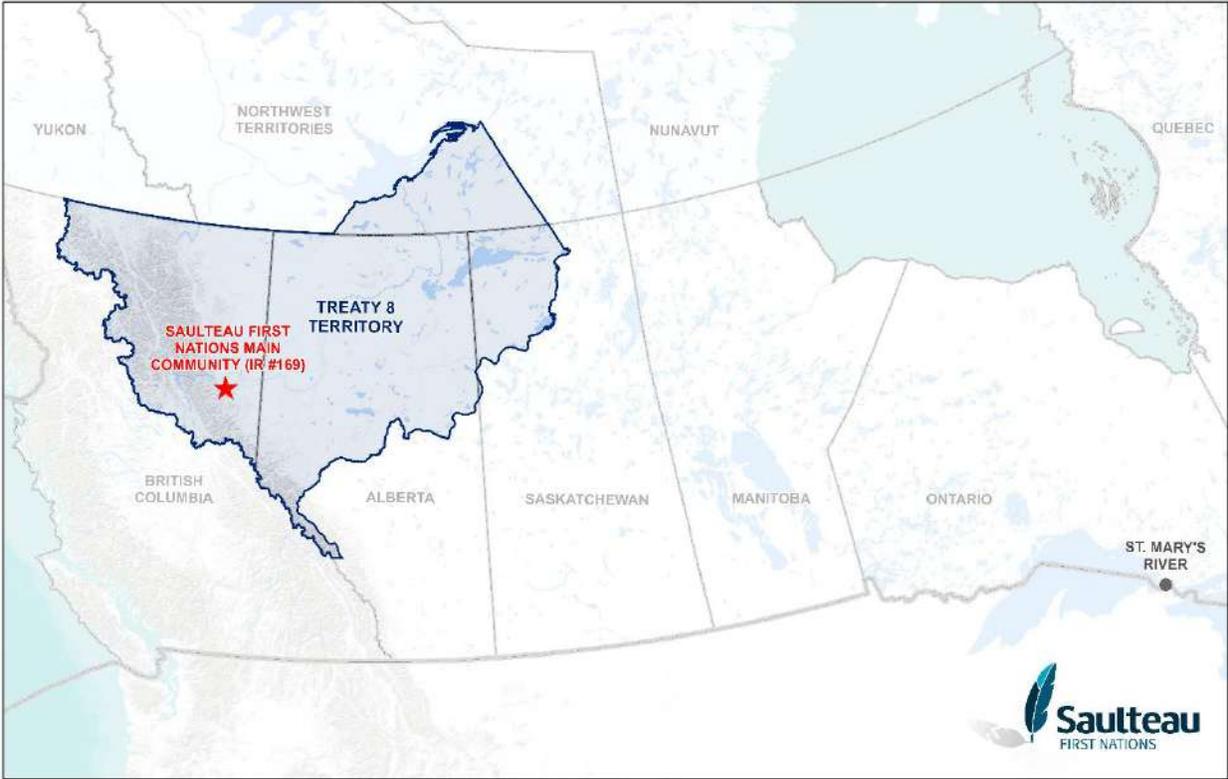
¹ Source: Treaty 8 Tribal Association

Today, our members continue to self-identify with a mixture of Dunne-Zaa (Beaver), N hiyawak (Cree), Iyarhe Nakoda (Stoney), Haudenosaunee (Iroquois), and Nahkaw  (Saulteau) customs and beliefs. However, N hiyawak (Cree) is now the most common Aboriginal language spoken by our members.

OUR LANDS

After our ancestors adhered to Treaty No. 8 in 1914, a reserve was surveyed for our people at the east end of Moberly Lake (IR #169), and formally set aside by the Government of Canada in 1918. Our main community is now located on this reserve; however, as **Figure 4** demonstrates below, our Treaty Territory extends well beyond the boundaries of this reserve.

Figure 4: Location of Our Main Community and Extent of Our Treaty Territory

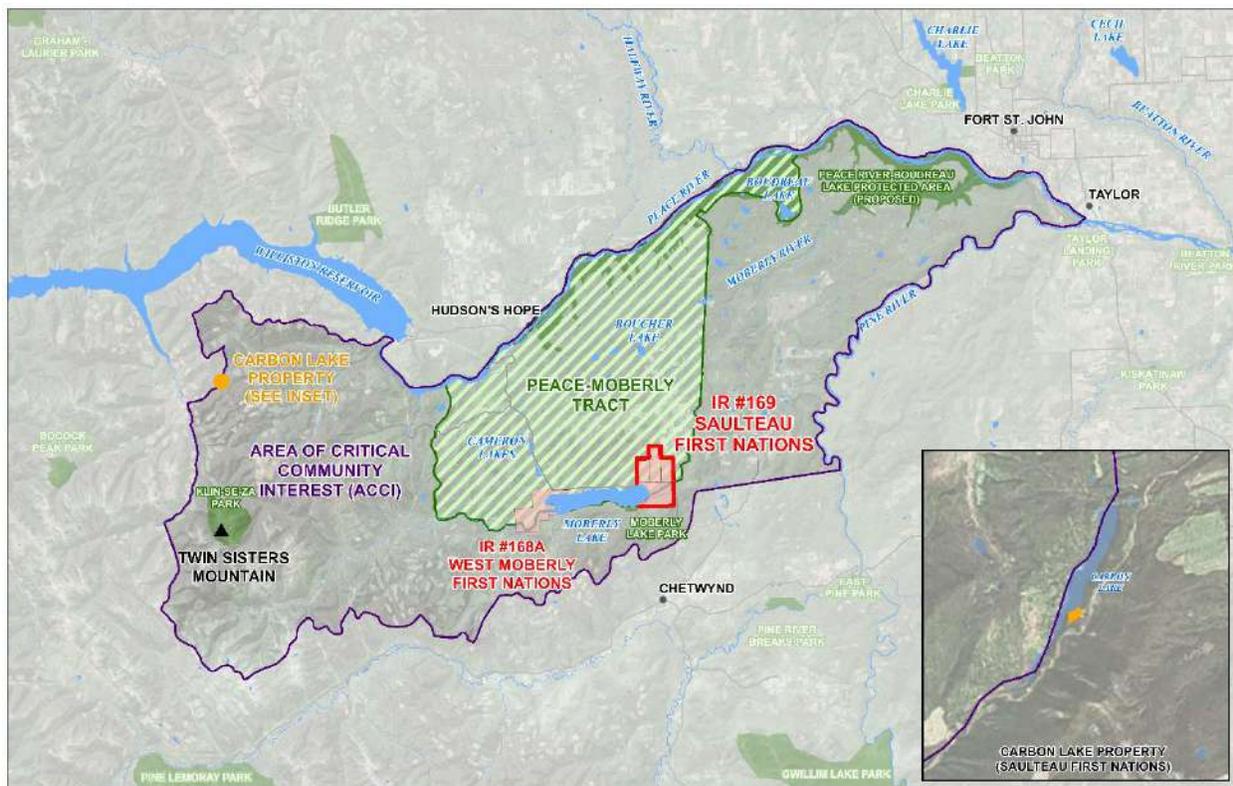


Treaty 8 Territory covers approximately 840,000 square kilometres in what is now northern Alberta, northeastern British Columbia, northwestern Saskatchewan and the southern-most portion of the Northwest Territories. SFN is a Treaty 8 Nation, which provides our members with (among other things) the constitutionally protected right to hunt, fish and trap, and to gain a livelihood from the lands and resources within Treaty 8 Territory. Practicing our Treaty Rights provides our people with the means for a rich spiritual, social, and economic life. The land and the activities carried out upon the land connect our people to their past and provide them with the resources they need to build a healthy, stable, culturally rich future. When our ancestors first adhered to Treaty No. 8 it was understood that the Treaty and our Treaty Rights would be upheld for “... as long as the sun shines, the grass grows and the rivers flow.”

Land & Resource Management

Non-traditional land uses have had (and continue to have) a significant impact on our lands and resources. As active stewards of the land we have established a Treaty and Lands Department to oversee development occurring within our Treaty Territory. This department works to ensure our Treaty Rights and environmental concerns are recognized and protected. Our ultimate goal is to pro-actively manage and control the development that is occurring within our Treaty Territory. In recent years, much of our attention has focused on working to manage and protect a particularly important 'Area of Critical Community Importance' (ACCI) that we have identified within our Treaty Territory². As **Figure 5** demonstrates, this area is in close proximity to our main community (IR #169). It is intensively used by our members exercising their Treaty Rights.

Figure 5: Area of Critical Community Important



Important Note: Our members are entitled to, and do, exercise their Treaty Rights throughout Treaty 8 Territory – i.e., beyond the ACCI.

Within our ACCI the 'Peace Moberly Tract' is an area of special significance. This area is an important wildlife refuge and one of the last large (and relatively undisturbed) tracts of land in close proximity to our main community available for our members to practice their Treaty Rights.

² In conjunction with our neighbours the West Moberly First Nation's

Treaty Land Entitlement

SFN³ was entitled to 128 acres of reserve land per person after adhering to Treaty No. 8 in 1914. However, many of our people were not counted by the Indian agent(s) at the time. We are now in the process of negotiating a Treaty Land Entitlement (TLE) agreement with the Crown to rectify the difference in the number of people who were allotted land in 1914 and the actual number of people who should have received land. We expect a framework will be established whereby SFN selects lands or purchases lands with funds supplied by Government of Canada. At this time it is estimated that SFN could be entitled to over 5,000 acres of land. The lands that we eventually select could be used for a variety of different community uses – i.e., economic development, housing for members, or the protection of important cultural sites. Our TLE lands will ultimately be converted to reserve status and will likely be dispersed throughout our territory.

Figure 6: Historic Photo of Saulteau First Nations Members



Private Land Acquisitions

Our private (fee simple) land holdings are currently limited to a single lot on Carbon Lake – approximately 60 kilometres north of our main community (see **Figure 5** on previous page). This lot is used for cultural and recreational purposes by our members. Moving forward, our goal is to strategically acquire additional private (fee simple) lots for a variety of economic and community uses.

³ In 1914, SFN was referred to as the 'East Moberly Band'.

OUR PEOPLE

In 2014, our population consisted of 1,015 registered members. Approximately 38% of our registered members currently live “on-reserve” while the remaining portion lives “off-reserve”. Overall, our population is steadily increasing. The number of registered SFN members has grown from 628 to 1,015 – a 62% increase – since 1994. However, as **Figure 7** (next page) indicates, most of this growth has occurred “off-reserve”. Our “on-reserve” population has only grown by 18% since 1994.

The following issues have been identified as key reasons for our historically low “on-reserve” growth rate.

- **Housing Supply**

There appears to be an inadequate supply of housing in the community for members who would prefer to live “on-reserve”. This demand is particularly important for our younger members who are looking to secure a home to start a family.

- **Housing Quality and Conditions**

Poor housing quality and conditions appears to be forcing some members to seek more suitable and healthy living conditions “off-reserve”.

- **Amenities**

More amenities such as recreational facilities, health care, and shopping opportunities are available “off-reserve”. These amenities appear to be drawing some people away from our main community.

- **Social Issues**

Several social issues “on-reserve” – in particular ones associated with drugs and alcohol – appear to be pushing (and in some cases pulling) some of our members away from our main community.

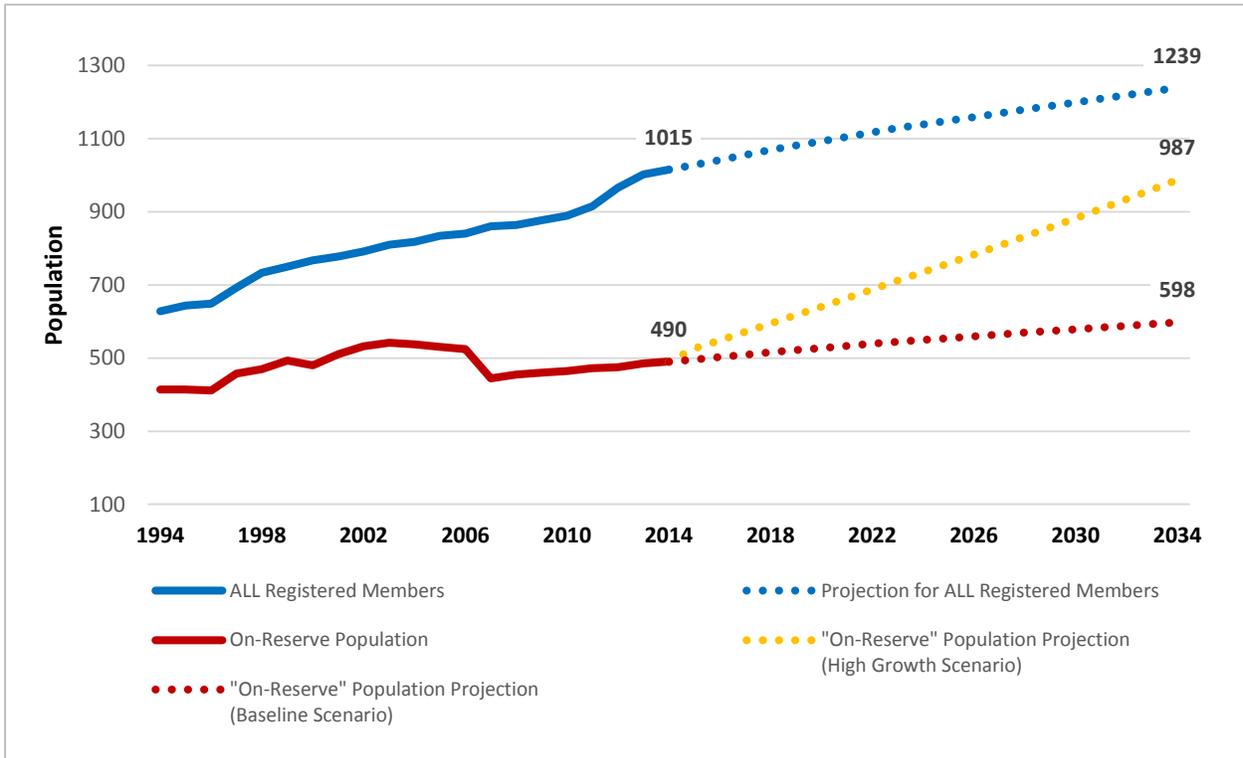
- **Employment and Education Opportunities**

We do have a school located “on-reserve”; however, many young people are still leaving our main community seeking meaningful employment opportunities elsewhere. This also applies to people seeking enhanced skills training and upgrading.

- **Elders Care Facilities**

A lack of appropriate elders care facilities is forcing some elders (and sometimes their family members) to find care “off-reserve”.

Figure 7: Sauleau First Nations: Historic Growth and Projections⁴



Important Note: We have assumed that 27% of our overall “on-reserve” population are “non-members” that are living in the main SFN community at IR #169. This assumption is factored into the figure above.

Figure 7 (above) also includes several growth projections for the future.

- Projection for ALL Registered Members**

This projection (i.e., the blue dotted line) sees the number of registered SFN members grow from 1,015 to 1,239 by the year 2034. This level of growth is expected and is consistent with historic growth rates.
- “On-Reserve” Projection (Baseline Scenario)**

This scenario (i.e., the red dotted line) is specific to our “on-reserve” community. It is a continuation of the status quo and reflects a 1.0% average annual growth rate to the year 2034.
- “On-Reserve” Projection (Improved Scenario) ← Used for Community Development Planning**

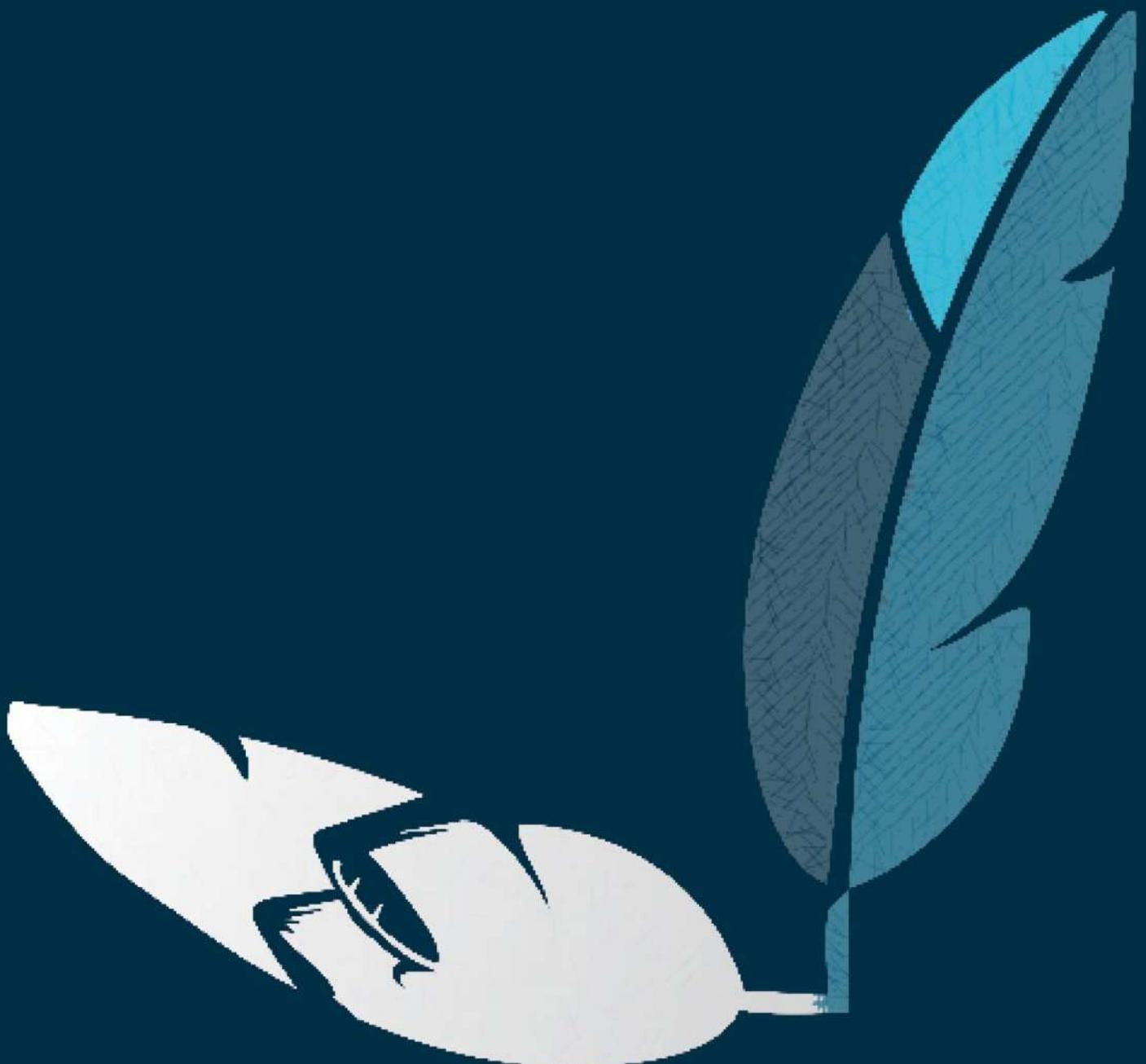
This scenario (i.e., the orange dotted line) is also specific to our “on-reserve” community. However, this scenario assumes we are able to successfully address the issues identified on the previous page through the implementation of this CCP. It is assumed that this would result in approximately 60% of all registered SFN members living in our main community (IR #169) by the year 2034. Achieving this goal will require building an additional 170 housing units in our main community by the year 2034⁵.

⁴ Source: AANDC and SFN Registry

⁵ Housing projection assumes 3.0 people per house.

PART 3:

NATION BUILDING



PART 3: NATION BUILDING

OUR VISION FOR NATION BUILDING

“Saulteau First Nations is a sovereign nation today, and in 30 years we will be self-sufficient and self-governed. We will control our lands without boundaries.

Our world joins with other First Nations – a unified governance of territories – politically, economically, socially and spiritually. The power and control of our Nation comes from our land and the unity and diversity of our peoples. We recognize our environment is constantly changing requiring the ingenuity and creativity of all our people working together.

Our young are well educated in both aboriginal and other ways, and return home to lead our people. Our leaders are creative and innovative in bringing social value from economic wealth and business acumen.

Our population continues to grow and reflects the many faces of our Nation.

Our Nation will be well planned with the right infrastructure in the right places, attracting two thirds of our population into our great territory. Our water is pure, our food is safe, and our knowingness of land practices protects our environment as we continue to be stewards of the land. We will value education as a means to secure jobs for our children’s children and to improve our economic, social, and community wellbeing.

Our brightest minds will be sought-after throughout the world and we will work together to achieve the best results for all our people.

We will be the best community, to live, work and play with a natural environment that inspires an active lifestyle and healthy minds.

We will have a community spirit that embraces our traditions, respects diversity, and gives everyone the opportunity to reach their full potential “for as long as the sun shines, the grass grows, and the rivers flow.”

OUR FRAMEWORK FOR NATION BUILDING

Our ‘Framework for Nation Building’ is outlined below (see **Figure 8**). This framework provides direction to our leadership and staff and will help us move towards achieving our vision for nation building. Our ‘Framework for Nation Building’ identifies our top five goals and lists key activities that we must undertake to achieve those goals.

Figure 8: Our Framework for Nation Building

KEY ACTION ITEMS	
<p>GOAL 1</p> <p>To communicate effectively</p>	<ul style="list-style-type: none"> • Develop a Communications Plan for engaging and informing our members in important decisions • Continue providing opportunities for ongoing Community Engagement and Participation • Launch and maintain a new Community Website
<p>GOAL 2</p> <p>To establish effective policy and governance</p>	<ul style="list-style-type: none"> • Develop and formally adopt a Leadership Policy and Manual • Develop a Land and Resource Engagement Policy to help guide and manage activities and developments occurring within our Treaty Territory. • Develop a Land Acquisition Strategy and Policy to ensure we acquire the right land for a variety of community purposes – i.e. through ‘TLE’ land acquisition, and private land purchases. • Establish a Community Land Code for our current (and future) reserve lands through the First Nation’s Land Management Act (FNLMA) • Establish and enforce new Housing Policies and Zoning Regulations for our reserve lands. • Develop an overarching Constitution
<p>GOAL 3</p> <p>To invest in community infrastructure and facilities</p>	<ul style="list-style-type: none"> • Implement our Community Development Plan (Part 4 of this CCP document).

KEY ACTION ITEMS

GOAL 4

To ensure sound financial management and self-sufficiency

- Implement our new **Financial Administration Law**
- Obtain and maintain **First Nations Financial Management Certification** based on the successful completion of audits and the continued implementation of financial management best practices.
- Finalize and implement our 'draft' **5 Year Economic Development Plan**. This includes working toward the community's number one economic development priority: energy self-sufficiency.

GOAL 5

To support holistic well being

- Develop a **Long-Term Employment Strategy** for our membership that considers the following: (1) Employment Readiness; (2) Skills Training; and (3) Career Development.
- Develop and maintain a **Comprehensive Inventory and Profile** of things like education, employment and skill levels to help us monitor, enhance and develop programs and services for our members.
- Ongoing **Staff Capacity Development**.

LEADING ON CLEAN ENERGY AND BECOMING ENERGY SELF-SUFFICIENT

Leading on clean energy is also a top priority. It complements our "Framework for Nation Building" (above and previous page) as well as our plans for Community Development (Part 4 of this CCP). We envision leading on two fronts:

1. ***Within our community*** – the community will make strategic investments to become energy self-sufficient and "off-the-grid" by 2020.
2. ***Throughout our territory and beyond*** – the community will invest in establishing businesses and strategic partnerships that will deliver clean and sustainable energy solutions.

PART 4:

COMMUNITY DEVELOPMENT



PART 4: COMMUNITY DEVELOPMENT

This part of our CCP focuses on our reserve lands – currently limited to IR #169. Community development is an important action that is required to address lingering issues within our main community (see Part 2 of this CCP) to make it vibrant, healthy, and attractive.

PLANNING PRINCIPLES

- The following key planning principles have been considered and incorporated in planning for our community. These principles provide the specific direction required to realize our vision for our community.
- Create a community that is easy to service and maintain.
- Ensure there is an adequate supply of land for different community land uses – e.g., enough land to accommodate up to 170 additional housing units over the next 20 years.
- Create land use patterns that minimize conflicts between neighbouring properties.
- Promote and enable a range of quality housing options that present and future members can be proud to call home.
- Strive to increase the energy performance of the community through careful community planning, building upgrades and improvements, and leveraging local energy resources (e.g., sun, wind, biomass, etc.).
- Promote and enable development that incorporates principles of crime prevention through environmental design (CPTED).
- Provide quality public spaces through the use of pedestrian-friendly streetscapes, walkways and public gathering spaces to enrich social interaction and encourage healthy lifestyles.
- Promote walking, cycling, and other forms of active transportation by organizing the community on an interconnected pattern of streets and public pathways.
- Create strong connections and linkages between residential areas and nearby community amenities.
- Recognize the importance of enhanced landscaping, trees, and natural buffers as key design elements.
- Promote environmental sustainability and ensure natural site characteristics and features are incorporated into the overall community design through trail networks, parks, and open space.
- Ensure the community has access to Moberly Lake and Moberly River.

LAND USE DESIGNATIONS

Our community land use plan (**Schedule A**) is intended to provide clarity and certainty about how our reserve lands will be developed moving forward through the series of land use designations – listed and described below.

- **Residential**

Areas designated “Residential” are to be used for housing purposes only (when developed).

- **Commercial**

Areas that are designated “Commercial” are to be used for a variety of commercial activities including – but not limited to – gas stations, convenience stores, mini-malls, motels, and restaurants. These areas may also be used for professional office space.

- **Community Core**

The area designated “Community Core” is intended to be a central gathering place and the administrative hub for our Nation. Prominent community buildings are to be located within this area – including administrative buildings, recreation facilities, schools, health centres and fire halls. Elders’ cottages and supportive housing will also be located within this area to benefit from the close proximity to services and facilities.

- **Institutional**

Areas that are designated as “Institutional” are to be used for community facilities that are not located within the “Community Core”. Intended uses are limited to burial grounds/cemeteries and community infrastructure (e.g., sewage lagoons, landfills, and water treatment plants).

- **Industrial**

Areas that are designated “Industrial” are to be used for a variety of industrial activities including – but not limited to – manufacturing shops, saw mills, equipment storage yards, warehouses and some intensive resource extraction sites (e.g., gravel pits). Small office spaces that support (and are clearly secondary to) industrial activities will also be allowed in these areas.

- **Agriculture**

Areas designated “Agriculture” are community lands that are to be preserved for the production of crops and/or raising horses and livestock.

- **Parks & Greenspace**

Areas that are designated “Parks & Greenspace” are important community lands that are to remain largely undeveloped except for trails and interpretive signs. These areas provide members with access to the land and water and often screen potentially conflicting land uses. In some special situations (that are identified in this plan), these areas may be developed more intensively for commercial campgrounds, playgrounds and other gathering places (e.g., plazas, community fire pits, and pemmican grounds).

- **Forestry**

Areas that are designated “Forestry” are community lands that are to be preserved for forestry activities (e.g., logging and silviculture). These areas are to remain otherwise undeveloped and may be used for traditional land uses such as hunting, fishing, trapping, and the gathering of medicinal plants.

- **Undeveloped Community Lands**

Areas that are designated as “Undeveloped Community Lands” are to remain undeveloped and are primarily intended for traditional land uses such as hunting, fishing, trapping, and the gathering of medicinal plants.

In the future, if a use is proposed that is not consistent with the land use designation for that area the development will only be approved following a community engagement process.

LAND USE DESIGNATIONS vs. ZONING REGULATIONS

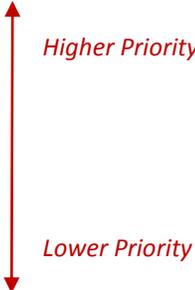
A land use designation describes an area of land and our preferred vision for its future use. A land use designation simply identifies what will generally be permitted and how development may proceed. It does not necessarily reflect what is on the ground today and it does not include detailed regulations (e.g., building setback requirements, height restrictions or parcel coverage).

In the future, our land use designations will be implemented through more detailed zoning regulations that will be outlined in a separate, but consistent, Zoning Bylaw. Establishing a Zoning Bylaw is identified as an important action item in our ‘Framework for Nation Building’ (see Part 3).

LAND USE POLICIES

Housing & Residential Development

1. All new residential developments must be approved by Council through a ‘Band Council Resolution’.
2. Housing will be allocated and administered in accordance with a separate standalone SFN Housing Policy.
3. SFN’s investments in housing will be prioritized as follows:
 - a. Renovations and maintenance to address health and safety concerns
 - b. General renovations and maintenance for existing housing stock to improve energy efficiency
 - c. Replacement of existing homes in poor condition
 - d. Infill housing that takes advantage of existing vacant lots
 - e. The development of new residential areas/subdivisions
4. Multi-family residential developments (e.g., duplexes, townhomes, and apartments) will be located in close proximity to the community core.
5. New residential developments that maximize the use of existing infrastructure (e.g., the community water system) and are easy to service will be prioritized over developments that require new infrastructure.
6. The maximum lot size for new residential developments that are connecting to the community water system (or sewer system) is 1,350 square metres with a 30 metre frontage⁶.
7. Serviced lots under 1,350 square metres will be located in the following areas:
 - a. Existing residential neighborhoods
 - b. Undeveloped residential lands between the Onion Hill and Muskochees subdivisions
 - c. Undeveloped residential lands to the north and east of the existing Lakeshore subdivision
 - d. Undeveloped residential lands within the “Lakeshore Development Planning Area” (see **Figure 9**)
8. New larger residential lots with minimal servicing (e.g., no connection to the community water or sewer system) will be located in areas that are difficult and/or expensive to service.



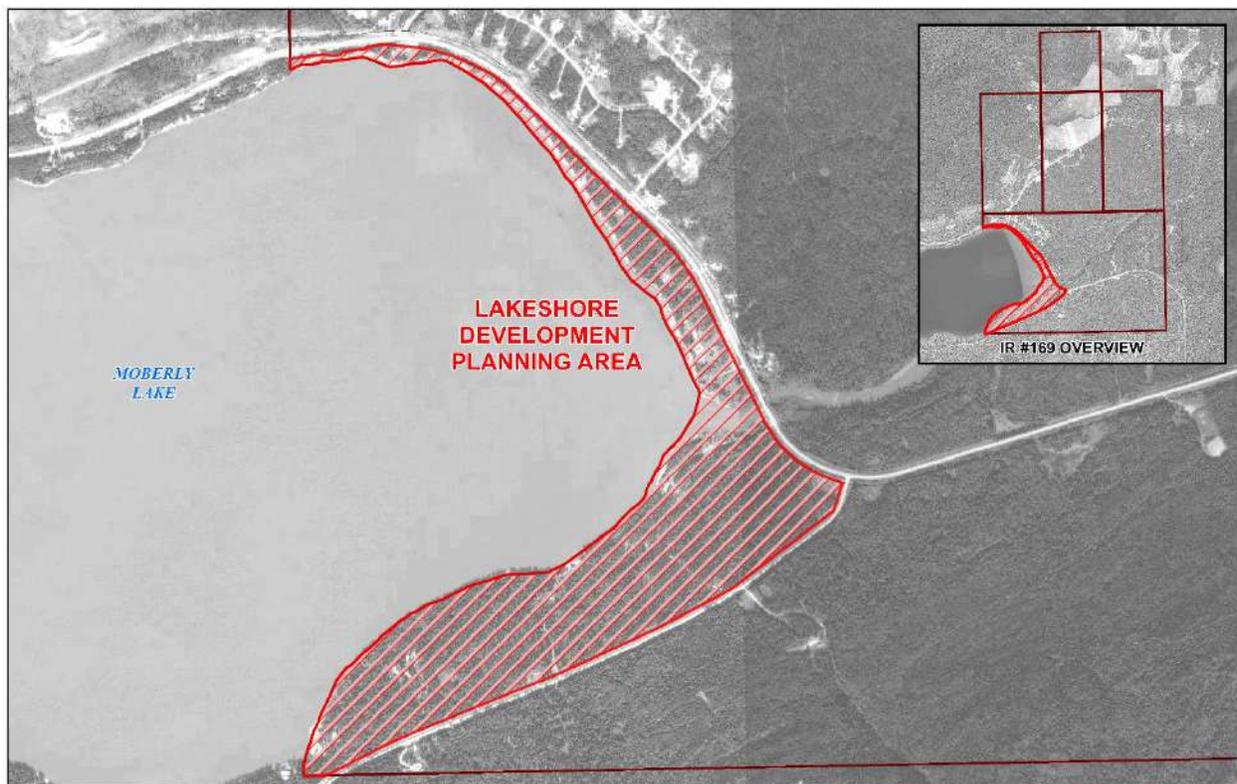
⁶ In the past, AANDC has not provided funding for serviced residential subdivisions if lots are larger than this.

9. All new residential developments will be visually appealing and built to a high standard using quality materials that are durable and designed to last.
10. All new residential developments will be designed to reduce energy use (e.g., by maximizing solar orientation and enhancing energy efficiency practices).
11. New residential development should not occur in areas with slopes greater than 15% (see **Schedule B**) or areas immediately adjacent to these slopes.
12. New residential development should not occur within 300 metres of a landfill/transfer station or sewage lagoon site (whether existing, decommissioned or planned).

Lakeshore Development

Policies 12 through 16 apply to any new residential development occurring within the “Lakeshore Development Planning Area” (as shown on Figure 9 below). This area is prone to flooding and soil conditions are poor for sewage disposal⁷.

Figure 9: Lakeshore Development Planning Area



⁷ Health Canada will no longer issue sewage permits for the area fronting Moberly Lake.

13. New residential developments should be consistent with the Peace River Regional District's "Lakeshore Development Guidelines".
14. All structures, buildings, and landscaping (e.g., homes, sheds, driveways, and fencing) must be set back at least 15 metres and from the high-water mark of Moberly Lake.
15. All buildings and structures must be at least 3 metres above high-water mark of Moberly Lake.
16. New residential developments will only be allowed if they are connected to:
 - a. A community sewer system;
 - b. A wastewater holding tank (with hauling to be paid for by the occupant); or,
 - c. A specialized onsite sewage disposal system that has been designed and inspected by a registered professional. In these cases the occupants will be required to allow SFN staff (or contractors retained by the Nation) to undertake regular testing for contamination. All costs associated with regular testing will be the responsibility of the occupant.
17. Septic fields are not allowed within the "Lakeshore Development Planning Area".
18. All residential developers within the "Lakeshore Development Planning Area" will be required to submit a development plan to SFN that includes:
 - a. A proposed lot layout; and,
 - b. A description of the proposed sewage disposal system.

Commercial Development

19. All new commercial developments must be approved by Council through a 'Band Council Resolution'.
20. A proposed commercial development will only be approved after it has been presented and discussed at a community meeting.
21. All new commercial developments will be unique in design and present a positive visual appearance when entering our community.
22. All commercial developers will be required to submit a development plan that includes:
 - c. A proposed lot layout;
 - d. A cost estimate for any servicing requirements (e.g., water, sewer, roads etc.); and,
 - e. Concept drawings showing what proposed buildings and/or structures will look like.
23. All commercial developers (including band owned businesses) will be responsible for all costs that are associated with off-site servicing and site preparation.

24. All commercial developers (including band owned businesses) will pay full rent for the use of our reserve land.

Industrial Development

25. All new industrial developments must be approved by Council through a 'Band Council Resolution'.

26. A proposed industrial development will only be approved after it has been presented and discussed at a community meeting.

27. All new industrial developments are to be located in an industrial park with appropriate signage and access from Highway 29.

28. Access to an industrial park (from Highway 29) must comply with the existing access management plans and requirements of the Ministry of Transportation and Infrastructure.

29. All new industrial developments will be required to provide adequate sensory screening through enhanced landscaping, tree retention, fencing, and earthworks such as berming. This is especially important along Highway 29 as this area is a gateway to the community.

30. All industrial businesses will be required to use available technology to support community energy sustainability, reduce/eliminate noise, odours, and other emissions.

31. All industrial developers will be required to submit a development plan that includes:

- a. A proposed lot layout;
- b. A cost estimate for any potential servicing requirements (water, sewer, roads... etc.); and,
- c. Concept drawings showing what the proposed buildings and/or structures will look like.

32. All industrial developers will be required to prepare an environmental assessment to identify potential risks for pollution and/or contamination. These assessments must meet industry standards and include mitigation and remediation measures throughout and following the full life cycle of the proposed development.

33. All industrial developers (including band owned businesses) will be responsible for all costs that are associated with off-site servicing and site preparation.

34. All industrial developers (including band owned businesses) will pay full rent for the use of our reserve land.

35. Site restoration is required upon vacating any industrial site. This requirement may include an environmental inspection and certificate at the owner/operator's expense.

Clean Energy Projects

36. A proposed clean energy project (e.g., a solar farm or wind turbines) must be approved by Council through a 'Band Council Resolution'.
37. A proposed clean energy project (e.g., solar farm or wind turbines) will only be approved after the project has been presented and discussed at a community meeting.

Burial Grounds / Cemeteries

38. Burial grounds and cemeteries are only permitted in the areas indented in our Land Use Plan (**Schedule A**).

SPECIFIC LOCATIONS FOR CLEAN ENERGY PROJECTS

Locations for specific clean energy projects have not yet been identified. In the future, our community land use plan (**Schedule A**) will be updated to be consistent with our "Community Energy Self-Sufficiency Plan" (currently in the process of being developed). Our "Community Energy Self-Sufficiency Plan" will identify and evaluate the best locations for a variety of clean energy projects within the boundaries of IR #169.

COMMUNITY INFRASTRUCTURE

Our community infrastructure plan (**Schedule C**) is intended to provide an overview of how our reserve lands are serviced and how they will be serviced moving forward. Specific servicing strategies for different types of community infrastructure are summarized in **Figure 10** below.

Figure 10: Overview of Our 'Infrastructure Development Plan'

CATEGORY	KEY ACTION ITEMS
<p>WATER STRATEGY</p>	<p><u>Short-Term Projects</u></p> <ul style="list-style-type: none"> • Complete planned upgrades to the existing community water system <p><u>Long-Term Projects</u></p> <ul style="list-style-type: none"> • Extend the community water system to the following areas: <ul style="list-style-type: none"> ○ Lakeview subdivision expansion(s) ○ New residential development between Onion Hill and Muskochees subdivisions ○ New development on the south side of Moberly Lake <p>NOTE: The proposed “industrial park” on the south side of the Moberly River will not be connected to the community water system.</p>
<p>SEWER STRATEGY</p>	<p><u>Short-Term Projects</u></p> <ul style="list-style-type: none"> • Design and construct a new sewer collection and treatment system for Lakeview subdivision (including potential subdivision expansions) • Plan for a regional wastewater system <p><u>Long-Term Projects</u></p> <ul style="list-style-type: none"> • Design and construct regional wastewater system infrastructure <p>NOTE: On-site disposal systems or holding tanks will be used for most new developments. The notable exception being expansions to Lakeview subdivision.</p>

CATEGORY	KEY ACTION ITEMS
<p>STORMWATER MANAGEMENT STRATEGY</p>	<p><u>Short-Term Projects</u></p> <ul style="list-style-type: none"> • Develop a comprehensive “Stormwater Drainage Plan” for the full extents of IR #169 <p><u>Long-Term Projects</u></p> <ul style="list-style-type: none"> • Design and construct a protective berm along Muskochees Creek to address potential flooding • Roadside ditching and culverts for the following areas: <ul style="list-style-type: none"> ○ Lakeview subdivision expansion(s) ○ New residential development between Onion Hill and Muskochees subdivisions ○ New development on the south side of Moberly Lake <p>NOTE: Roadside ditching and culverts would occur as part of a larger roads project.</p>
<p>ROAD NETWORK STRATEGY</p>	<p><u>Short-Term Projects</u></p> <ul style="list-style-type: none"> • Undertake a detailed assessment of local roads and develop a long term “Roads Improvement and Rehabilitation Plan” • Install prominent signage with our new SFN logo at the entrances to our community (IR #169) with a message asking traffic to “Please Slow Down and Drive with Caution” <p><u>Long-Term Projects</u></p> <ul style="list-style-type: none"> • Undertake improvements to local roads (surface and subsurface) as outlined in a “Roads Improvement and Rehabilitation Plan” • Extend network of local roads to include the following: <ul style="list-style-type: none"> ○ Lakeview subdivision expansion(s) ○ New residential development between Onion Hill and Muskochees subdivisions ○ New development on the south side of Moberly Lake <p>NOTE: At this time the surface of all new local roads will be gravel treatment.</p>

CATEGORY	KEY ACTION ITEMS
TRAIL NETWORK STRATEGY	<p><u>Short-Term Projects</u></p> <ul style="list-style-type: none"> • Develop a comprehensive “Trails Plan” that identifies and prioritizes specific trail improvement projects <p><u>Long-Term Projects</u></p> <ul style="list-style-type: none"> • Undertake trail improvement projects that are identified in a “Trails Plan”
SOLID WASTE MANAGEMENT STRATEGY	<p><u>Short-Term Projects</u></p> <ul style="list-style-type: none"> • Investigate the pros and cons of entering into a long term agreement with the Peace River Regional District for the handling of solid waste generated on reserve <p><u>Long-Term Projects</u></p> <ul style="list-style-type: none"> • No long term projects have been identified at this time
ENERGY STRATEGY	<p><u>Short Term Projects</u></p> <ul style="list-style-type: none"> • Develop the ‘Community Energy Self-Sufficiency Plan’ that identifies and evaluates potential clean energy projects that will support energy self-sufficiency and community economic development <p><u>Long Term Projects</u></p> <ul style="list-style-type: none"> • Design and construct clean energy infrastructure (e.g., solar panels) that support the community’s goal of becoming energy self-sufficient
TELECOMMUNICATIONS STRATEGY	<p><u>Short Term Projects</u></p> <ul style="list-style-type: none"> • Install fibre optic cable into the community in conjunction with upcoming water and sewer projects to take advantage of cost savings • Investigate the feasibility for a cell tower to be constructed on IR #169 to improve cell reception (e.g., lobby Telus) <p><u>Long Term Projects</u></p> <ul style="list-style-type: none"> • Install fibre optic cable as part of all developments (e.g., Lakeview subdivision expansion).

CATEGORY	KEY ACTION ITEMS
<p>HOUSING STRATEGY</p>	<p><u>Short Term Projects</u></p> <ul style="list-style-type: none"> • Continuation of maintenance and renovation program • Infill development on serviced lots within existing Onion Hill subdivision <p><u>Long Term Projects</u></p> <ul style="list-style-type: none"> • Undertake the following new residential developments to address long term housing needs: <ul style="list-style-type: none"> ○ Lakeview Subdivision expansion(s) ○ Between Onion Hill & Muskochees Subdivisions ○ Summer cabins on the south side of the Moberly Lake ← Top Priority (see Schedule F) <p>NOTE: In the past, a conceptual lot layout was developed for the Onion Hill subdivision that included a “third ring” of serviced lots. This option was discussed during community meetings. The community expressed a strong desire to protect the area south and east of Onion Hill because of medicinal plants in the area. As a result, this “third ring” is no longer considered in this area.</p>
<p>COMMUNITY FACILITIES AND GATHERING PLACES STRATEGY</p>	<p><u>Short Term Projects</u></p> <ul style="list-style-type: none"> • Develop a “Community Recreation Plan” that identifies, evaluates and prioritizes specific recreation projects. At this time, the following projects have been identified for further investigation and planning: <ul style="list-style-type: none"> ○ Indoor soccer pitch ○ Climbing wall ○ Mountain bike trails ○ Cross-country ski or snowshoe trails ○ Skateboard park ○ Outdoor hockey rink ○ Outdoor basketball courts <p><u>Long Term Projects</u></p> <ul style="list-style-type: none"> • New administration building ← see Schedule D • Move school into current administration building • Clusters of supportive housing ←see Schedule D • Arbor (Pow-Wow Grounds) ←see Schedule D • Improvements along the lakefront ←see Schedule E • Tribal Park Campground on south side of Moberly Lake ←see Schedule F

PRIORITY DEVELOPMENTS: CONCEPTS & STRATEGIES

Five key development areas have been identified as top priorities for the community. Initial concepts and development strategies have been prepared for these areas and are based on our planning principles (page 16). These concepts are intended to provide additional clarity and help guide future investments and decisions. These documents are included as schedules at the end of this CCP – and are summarized below.

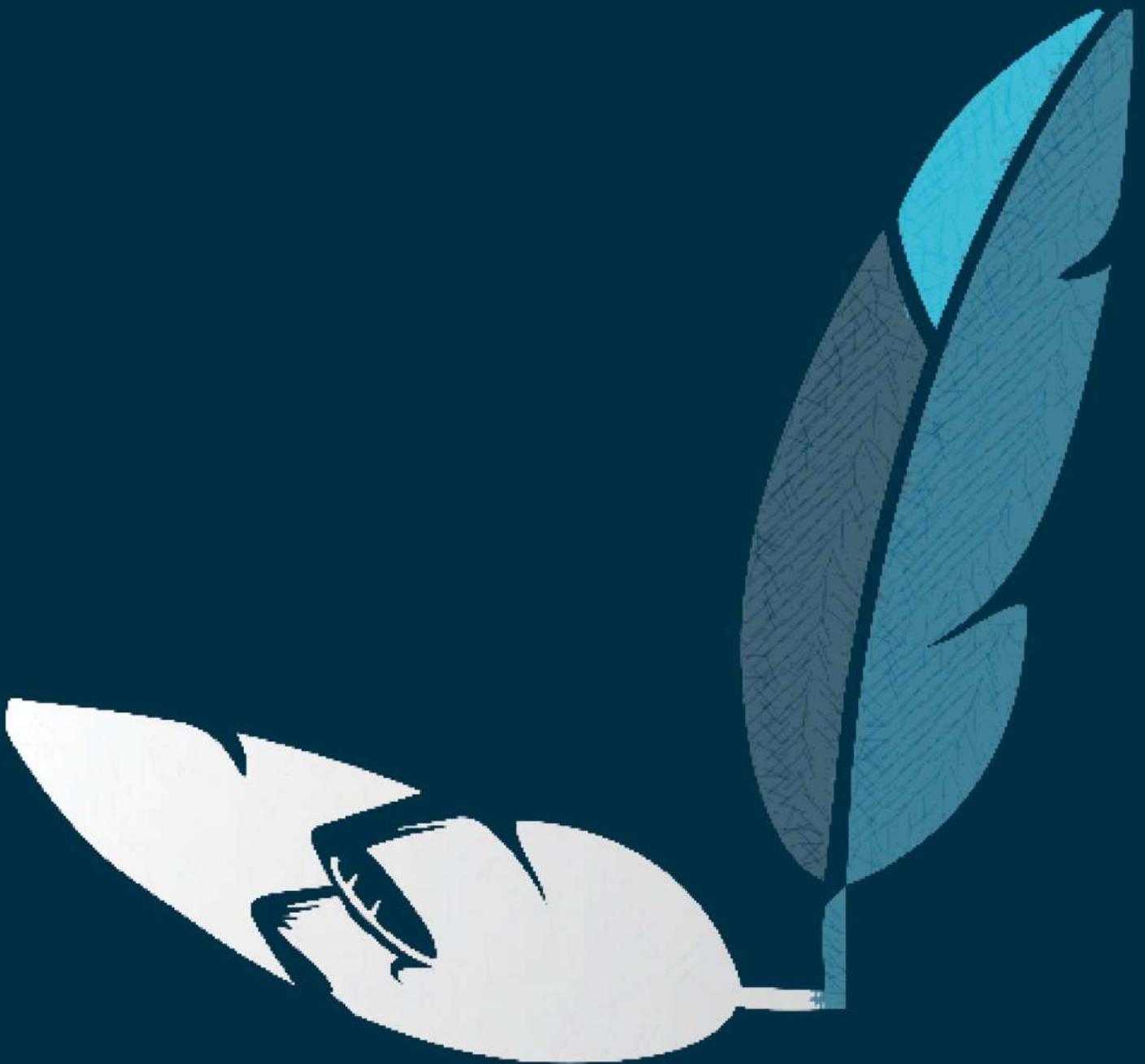
- **Schedule D: Additions to the Community Core**
Additions to the community core including clustered seniors and supportive care housing (room for up to 80 housing units). Other key additions include: a new administrative building, outdoor gathering places, an arbor, and a sliding hill.
- **Schedule E: Improvements Along the Lakefront**
Proposed landscaping improvements along the lakefront (between Highway 29) including the development of trails, community fire pits, picnic tables, and parking.
- **Schedule F: New Industrial Park**
The development of a new industrial park on the south side of the Moberly River with access from Highway 29. Our band owned business (4 Evergreen Resources) will build, use, and manage this new Industrial Park.
- **Schedule G: Tribal Park & Commercial Development (Southside)**
Development along the south side of Moberly Lake including a commercial node and campground.
- **Schedule H: Summer Cabins (Southside)**
New residential development on the south side of Moberly Lake consisting of summer cabins.

IMPORTANT REMINDER

It is important to remember that the concepts listed above provide visualizations to help show what potential development scenarios could look like. The developments that actually end up taking place may (and likely will) change somewhat following feasibility studies and detailed designs that are required moving forward.

PART 5:

IMPLEMENTATION



PART 5: IMPLEMENTATION

ENSURING CONSISTENCY WITH THIS PLAN

All SFN plans, policies, bylaws and program documents prepared subsequent to the adoption of this plan, shall include an “CCP Context Statement” that:

- References the objectives and policies of this plan; and,
- Generally describes how adoption of the plan, policy, bylaw or program will contribute to the achievement of our CCP goals.

All SFN plans, policies, and bylaws that address the content areas of this plan shall be consistent with our CCP.

AMENDING THIS PLAN

Amendments may be made to this document; however, the process described below must be followed.

STEP ONE: Submit Application for Amendment

A written request must be submitted to the Band Manager outlining:

- The proposed amendment – e.g., changes to land use map (Schedule A); and,
- The reason and justification for the change.

IMPORTANT NOTE:

Chief and Council must also submit a written application if they wish to amend the plan.

STEP TWO: Staff Review the Application

The written application will be reviewed by the Band Manager to:

- Determine consistency with the overall vision and guiding principles established in this document; and,
- Identify potential issues and areas of concern.

Once the review is complete the Band Manager will prepare a “Summary Report” to Chief and Council that:

- Makes a recommendation to either “approve in principle” or “deny” they amendment application; and,
- Outlines the reason and justification for the recommendation.

IMPORTANT NOTE:

The Band Manager will seek the relevant expert advice depending on the issue (e.g., legal counsel, engineering advice, guidance from lands department).

The Band Manager may ask the applicant to submit additional and/ or supporting documents (e.g., drawings and/ or site plans)

STEP THREE: Chief and Council Consider the Application

Chief and Council will review the “Summary Report” prepared by the Band Manager and will formally decide through a Band Council Resolution (BCR) process whether or not to “approve in principle” or “deny” the amendment application.

IMPORTANT NOTE:

If the application is “denied”:

- The applicant will be notified by the Band Manager the following day; and,
- The applicant must wait 180 days before re-filing their application.

If the application is “approved in principle”:

- The Band Manager will schedule a community meeting no later than 60 days after the date of the “approval in principle” but no sooner than 15 days after “approval in principle”; and,
- The community meeting will be advertised online on the Band website and in print at the Band office no less than 14 days before the date of the scheduled meeting.

STEP FOUR: Hold a Community Meeting

The community meeting must:

- Provide detailed information on the amendment application;
- Be attended by the Band Manager or staff acting on behalf of the Band Manager; and,
- Include comment sheets for our members to provide input and ask questions.

IMPORTANT NOTE:

Comment sheets will be made available to members that are unable to attend the meeting, but they must be submitted to the Band Manager no less than 14 days after the date of the scheduled public meeting.

STEP FIVE: Review Community Feedback:

Following the community meeting the Band Manager will prepare a report that summarizes the input received and questions asked at the community meeting and submit to Chief and Council for review.

STEP SIX: Chief and Council Make Final Decision:

The Chief and Council will vote on a band resolution to either approve or deny the application.

IMPORTANT NOTE:

If the application is “denied”:

- The applicant will be notified by the Band Manager the following day; and,
- The applicant must wait 180 days from the day of notification to re-file their application.

If the application is “approved”:

- The Band Manager will have the existing CCP amended; and,
- The BCR number associated with the approval will be listed in the amended CCP.

REVIEWING THIS PLAN

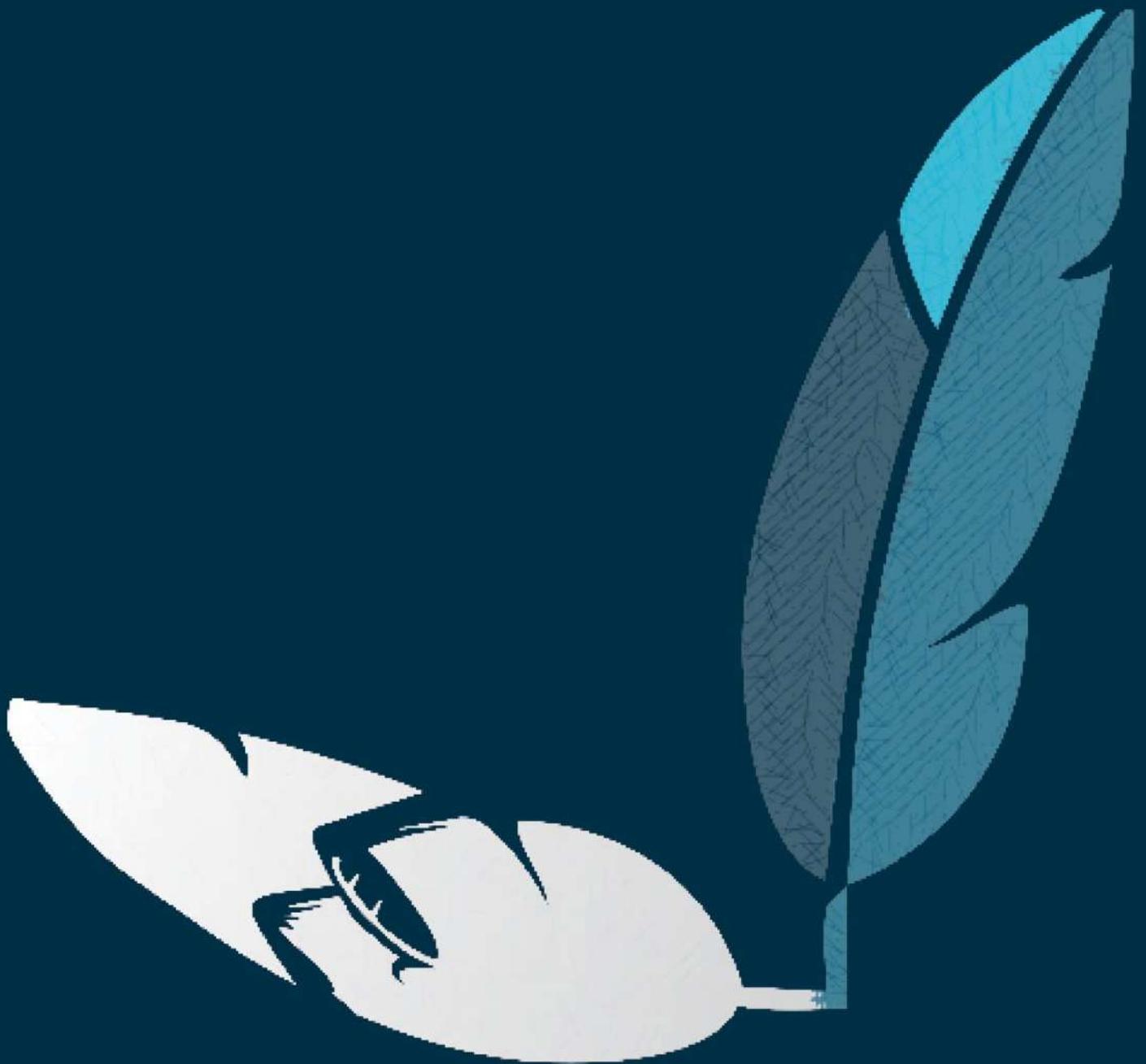
Our CCP will be reviewed regularly on an ongoing basis:

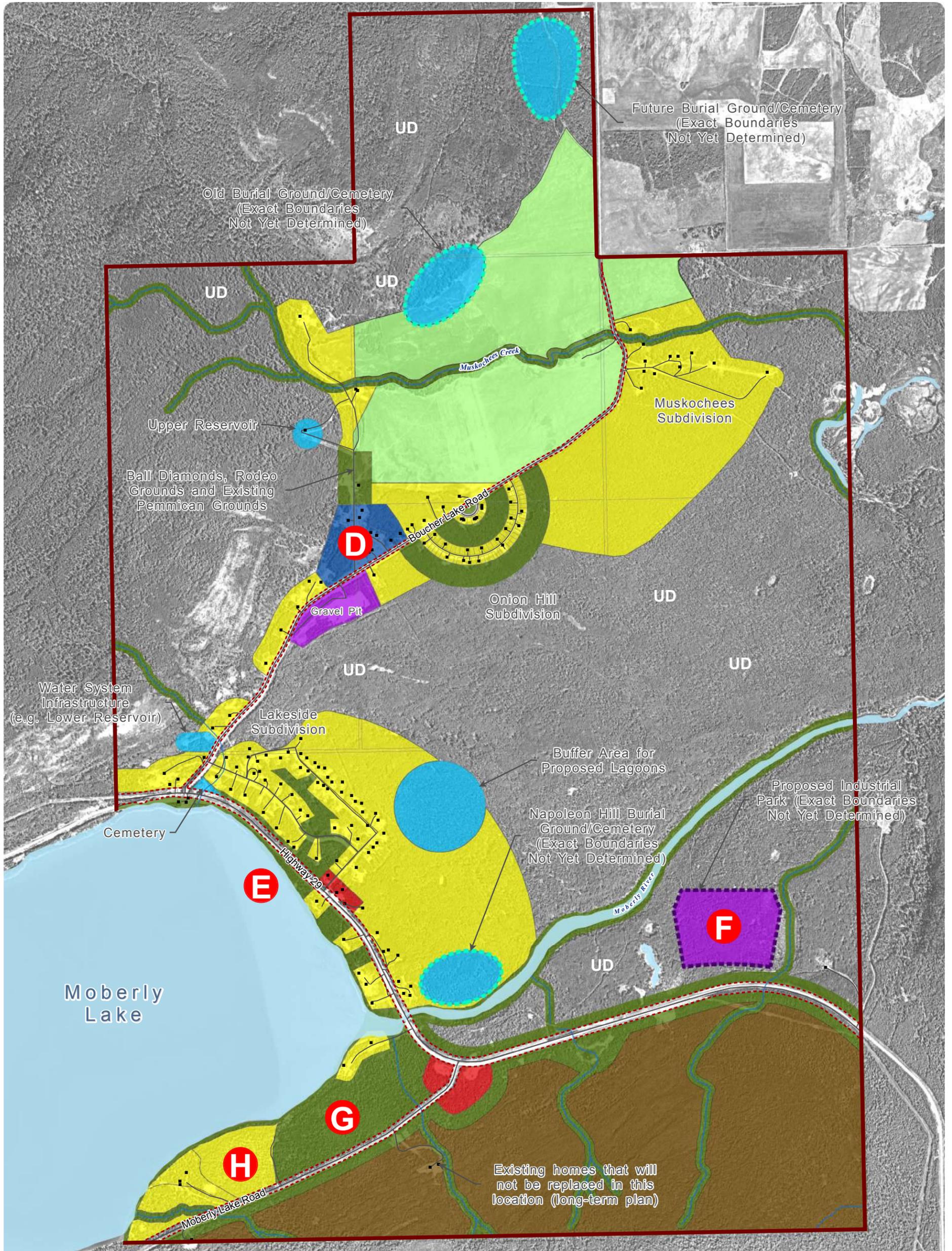
Chief and Council shall schedule a review of this CCP at the first regular meeting in the month of January in each year and proceed to amend it as deemed advisable at that time.

Chief and Council shall publicly adopt a methodology and schedule for a comprehensive review of this CCP at the first regular meeting in January, 2020.

It will be the responsibility of our Band Manager to schedule reviews.

SCHEDULES





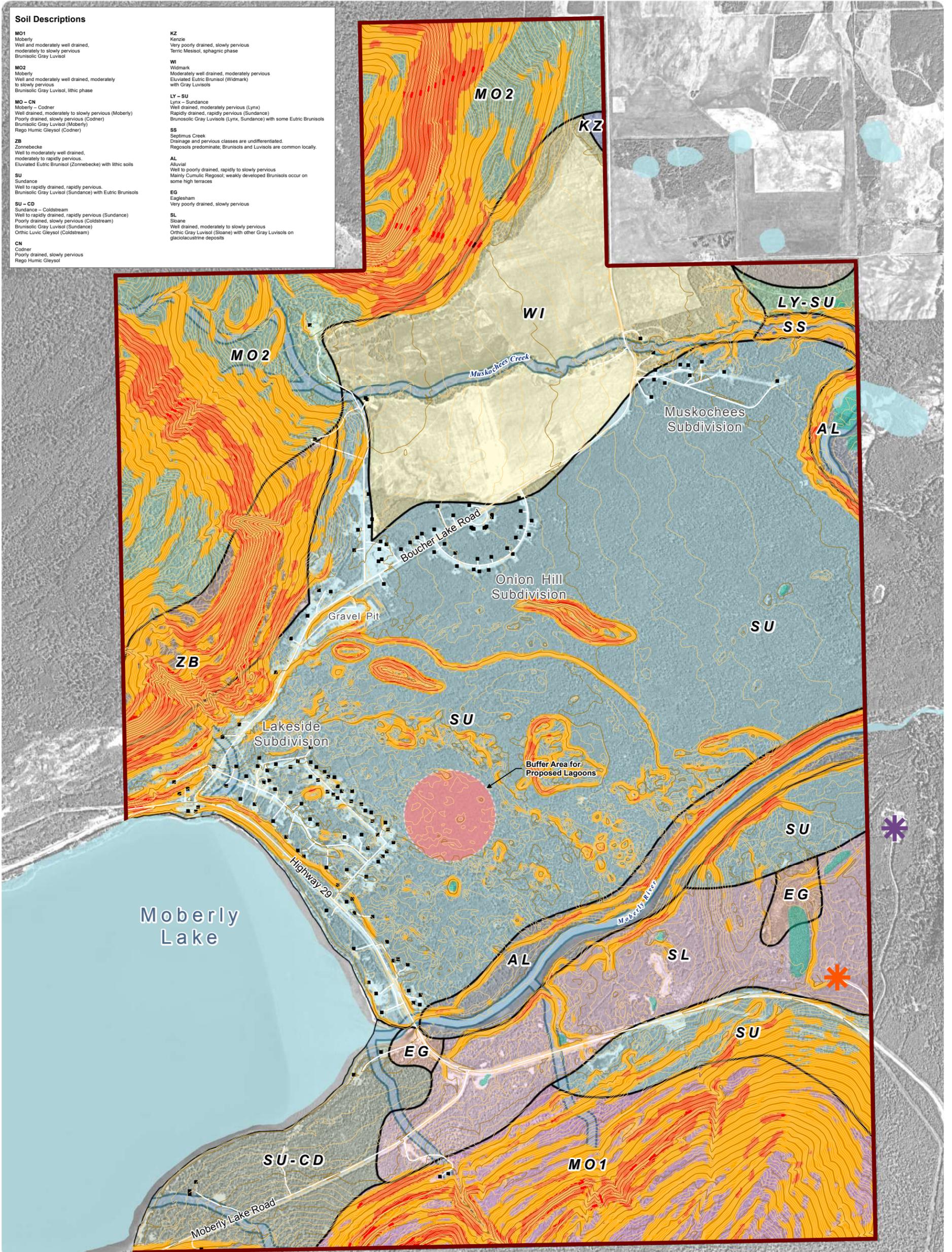
Legend

Road ROW	Community Core	Institutional
Residential	Commercial	Forestry
Agriculture	Park and Green Space	Industrial
	Undeveloped Community Lands	

- For Detailed Concepts**
- = See Schedule D (Community Core)
 - = See Schedule E (Waterfront Park)
 - = See Schedule F (Industrial Park)
 - = See Schedule G (Tribal Park & Commercial Development)
 - = See Schedule H (Summer Cabins)

Saulteau
FIRST NATIONS

Physical Constraints Plan

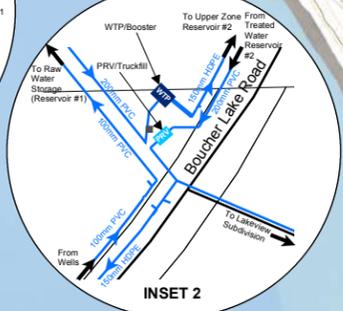
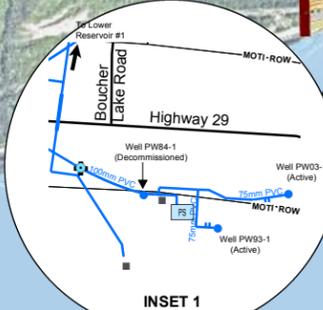
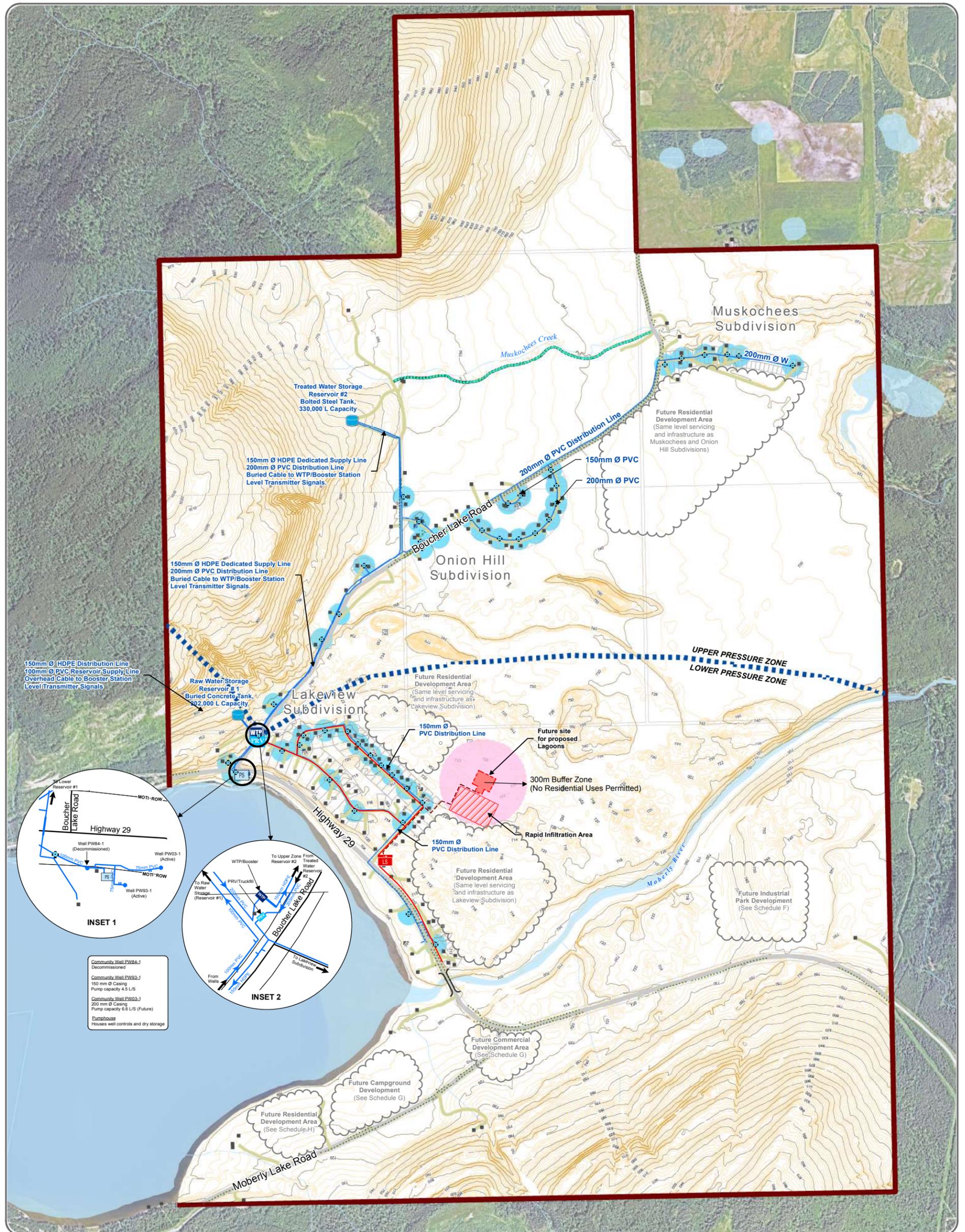


Legend

Saulteau First Nations Reserve Boundary	2m Contours	Streams/ 30m Setbacks	Slope 15-30% >30%	Contaminated Site (Location TBC) PHCs (Petroleum hydrocarbons) PAHs (Polycyclic aromatic hydrocarbon)
Lots	Buildings and Structures	Soils	Existing Trails	Contaminated Site (Landfill)
Future Lots	Wetlands	'Site E' Rapid Infiltration Sewage Disposal		
Proposed Community Subdivision (1990)				

Saulteau
FIRST NATIONS

0 125 250 500 750 1,000 Metres



Community Well PW84-1	Decommissioned
Community Well PW93-1	150 mm Ø Casing Pump capacity 4.5 L/S
Community Well PW03-1	200 mm Ø Casing Pump capacity 6.5 L/S (Future)
Pumphouses	Houses well controls and dry storage

Legend

Water Infrastructure

- Existing Well
- Water Main
- Water Reservoir
- ⊕ Hydrant
- Fire Protection Coverage Zone

Sanitary Infrastructure (Proposed)

- WTP Water Treatment Plant (and Booster Station)
- PRV PRV Station (and Truck Fill Station)
- PS Pump Station
- Pressure Zone Boundary

Stormwater Infrastructure

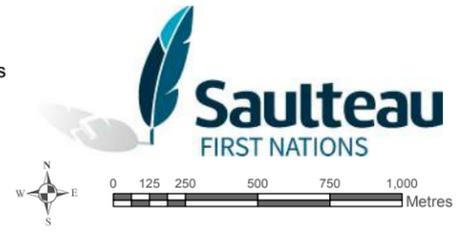
- Forcemain
- Gravity Main
- LS Lift Station
- Rapid Infiltration Area
- Buffer Zone (no Residential Development)

Other Infrastructure

- Ditch
- Protective Berm (Possible)
- Provincial Road
- Local Road
- Bridge

Other Infrastructure

- Existing Buildings and Structures



Schedule D: Additions to the Community Core

Development Strategies

New Administration Building

Developing a new administration building is a high priority. Once complete, our strategy is to convert our existing administration building into a stand-alone school.

→ Next Steps

1. Determine size and space requirements for each department
 2. Confirm the location for the new administration building
 3. Determine how the building will be serviced
 4. Undertake a detailed design process (retain an Architect to work with our engineers)
 5. Develop project costing and secure funding
 6. Tender project and hire contractors
 7. Begin construction
- 
- Engineering Study

Clusters of Supportive Care Housing

Developing clustered housing for elders and others that require support is a priority. It is envisioned that this facility will include a centralized building with shared facilities (cooking, laundry, parking lounge area... etc.) and up to 80 clustered housing units connected by trails in a campus like setting. Our strategy is to take a phased approach starting with the centralized building and approximately housing 20 units.

→ Next Steps

1. Determine who would be living in these units and develop policies
2. Identify programming that will be offered (i.e. will there be caregivers working on site?)
3. Feasibility study looking at programming and operation costs
4. Confirm location
5. Retain professionals (e.g. planners, architects and engineers) to develop a detailed site plan and phasing
8. Develop project costing and secure funding (for Phase 1)
9. Tender project and hire contractors

10. Begin construction of initial phase

Arbor (Pow-Wow Grounds)

Developing a new arbor is an important cultural project and a high priority. Our strategy is to engage members and design this structure through a “Community Design Charrette Process”.

→ Next Steps

1. Retain an architect to work with engineer
2. Determine size and seating requirements for the arbor
3. Confirm the location for the arbor⁸
4. Determine how the building will be serviced
5. Develop a preferred building concept
6. Detailed design drawings
7. Develop project costing and secure funding
8. Tender project and hire contractors
9. Begin construction



Community Design Charrette

What is a Community Design Charrette?

A community design charrette is an inclusive design process that helps develop creative new ideas. A community design charrette can happen over a couple days. Community members are invited to participate and a facilitator guides discussions and develops initial concepts with the community members present.

⁸ As an alternative, the arbor may end up being located in the proposed Tribal Park along Moberly Lake (see **Schedule G**). Selecting the location will be a key component of the Community Design Charrette.

Sliding Hill

Constructing a sliding hill with community fire pits is a priority project to enhance winter recreation opportunities within our community. Our strategy is to locate the sliding hill in close proximity to the school so it is easy for parent and kids to access.

→ Next Steps

1. Confirm location of sliding hill
2. Retain engineers and planners
3. Develop a detailed site plan (e.g. location of fire pits, parking and areas to be cleared)
4. Develop project costing and secure funding (for Phase 1)
5. Tender project and hire contractors
6. Begin construction of initial phase

COMMUNITY CORE



- Proposed Residential
- Proposed Institutional
- Existing Building

Schedule E: Improvements along the Lakefront

Development Strategy

Improving the public space along the lake front – in particular the “Fire Lake Beach” area – is a top priority. Our strategy to create an open park like setting with trails, picnic tables, interpretive signage and improved parking and access. The community fire pit and seating (amphitheater) will be the focal point. It is hoped that “opening this area” and improving visibility from the highway will discourage partying and vandalism in this area.

→ Next Steps:

1. Identify stories and information to include on interpretive signs. One option could be the story of the “Twin Sisters” and our migration west.
2. Retain engineers and planners
3. Detailed design drawings and cost estimates for each component required
4. Secure funding
5. Clear trees in accordance with design drawings
6. Tender project and hire contractors
7. Begin construction and installation of fire pit, trails, parking, interpretive signs etc.

WATERFRONT PARK



TRELLIS
FEATURE

FIRE PIT /
AMPHITHEATER

POTENTIAL
SLIDING HILL

MIXED USE PLAZA

ADDITIONAL COMMERCIAL

TOWNHOUSE

LAKEVIEW SUBDIVISION

HWY. 29



	Proposed Residential
	Existing Building

Schedule F: New Industrial Park

Development Strategy

Allowing for an industrial park is a top priority. It is envisioned that the industrial park would be primarily used for equipment storage and shops with limited office spaces. Any larger scale industrial activities, such as a saw mill, would be located off-reserve on private (fee simple) land. Our strategy is for 4 Evergreen Enterprises (our band owned business) to:

- Pay for the construction of the industrial park;
- Pay rent for the land;
- Take on all risk associated with potential contamination; and
- Run the industrial park on a day-to-day basis (e.g. rent out space to other businesses).

The industrial park will not be connected to the community water system or a community sewer system.

→ Next Steps

1. Ask for 4 Evergreen Enterprises to submit a complete business case and development proposal to SFN that includes the following information:
 - Intended uses
 - Amount of land required
 - Proposed site plan and layout (including offsite infrastructure)
 - Cost estimates
 - Plan to deal with potential contamination
 - Review development proposal
2. Hold a community meeting to present the development proposal to members
3. Consider proposal and potentially approve

INDUSTRIAL PARK



Schedule G: Tribal Park & Commercial Development (Southside)

Development Strategies

Commercial Development

A commercial area has been designated in our land use plan (see Schedule A) at the intersection of Highway 29 and Moberly Lake road. It is envisioned that these lands will be developed for a variety of commercial activities including – but not limited to – gas stations, convenience stores, mini-malls, motels and restaurants.

→ Next Steps

1. Market assessment to determine the “highest and best use” for these lands and the amount of rent the band could potentially generate.
2. Engineering study to confirm servicing requirements (e.g. sewage disposal and water collection).
3. Develop marketing brochure advertising the availability of these lands to potential developers.

Campground

Developing a campground along the south side of Moberly Lake is a top priority. Our strategy is to develop and manage the campground so that it:

- functions as an important community space for our members; and
- is also able to compete with nearby Provincial Parks and help generate revenue for the band (and offset operation costs)

It is envisioned that this campsite will include approximately 30 full-service campsites that are able to accommodate RV’s and approximately 12 rustic cabins.

→ Next Steps

1. Determine size and space requirements for campsite
 2. Determine how the site will be serviced
 3. Detailed design drawings
 4. Project costing
 5. Secure funding
 6. Tender project and hire contractors
- 

7. Begin construction
8. Set rental rates and develop policies for reservations and member use

Water and Sewer Infrastructure

Properties will not be connected to a community sewer system in this area and will likely be required to use holding tanks. Extending the community water system to this area would require the following steps:

- Discussion with Ministry of Transportation and Infrastructure to hang a water pipe off the underside of the bridge;
- Determine the population and water demand from the proposed users;
- Determine if the existing water system can support the development; and
- Review servicing options.

CAMPGROUND



EXISTING HOMES

PARK ENTRY SIGN

MUSEUM / CAMP STORE / OFFICE

ACCESS OPTION A

ACCESS OPTION B

CABIN LOCATION OPTION 1

CABIN LOCATION OPTION 2

MOBERLY LAKE RD.

HWY. 29

-  Buildings
-  Trails



Schedule H: Summer Cabins (Southside)

Development Strategy

Ensuring orderly and appropriate residential development on the south side of Moberly Lake is a top priority moving forward. In the past, some members have built roads and homes in this area without approval or plans that considered overall community interests. Some homes and driveways now block access to the lake for the rest of the community. Our strategy is to be proactive and establish an efficient lot before any further development can occur. Our preferred layout will enable multiple people enjoy this area.

→ Next Steps

1. Engineering study to confirm servicing requirements (e.g. sewage disposal and water collection)
2. Prepare detailed design documents
3. Tender the project
4. Construct the new residential area (e.g. road network)
5. Allocate lots as per our Housing Policy

Water and Sewer Infrastructure

Properties will not be connected to a community sewer system in this area and will likely be required to use holding tanks. Extending the community water system to this area would require the following steps:

- Discussion with Ministry of Transportation and Infrastructure to hang a water pipe off the underside of the bridge;
- Determine the population and water demand from the proposed users;
- Determine if the existing water system can support the development; and
- Review servicing options.

SOUTHSIDE RESIDENTIAL DEVELOPMENT

