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Muskoday First Nation Land Use Plan

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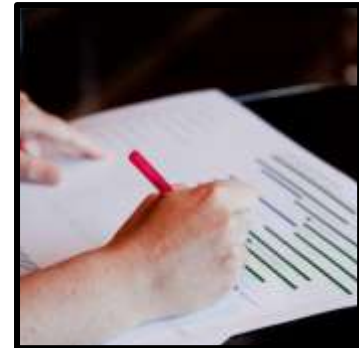


Outline

-  Who is Urban Systems?
-  Land Use Planning – Why Plan
-  Community Feedback – Our Last Meeting
-  Muskoday Land Use Plan - Update
-  Your Feedback Today
-  Next Steps

Who is Urban Systems?

- Founded in 1975
- 400+ employees and growing
- Largest private employer of planners in Western Canada
- Inter-disciplinary professional practice
- Specializing in:
 - Community Planning
 - Economic Development
 - Civil Engineering
 - Landscape Architecture
 - Environmental Science
- Our higher calling:
“Spirit in Service for Vibrant Communities”



Who We Work With...

- We focus on building long-term client relationships
- We work with First Nation Communities
- We also work with:
 - *Municipalities*
 - *Rural Municipalities & Counties*
 - *Provincial & Federal Governments*
 - *Private Business*
 - *Land Developers*
- Close collaboration with our clients is the key to our success
- Our goal is to provide great service for great clients!



Why Plan?

- 🌐 Planning is also about managing the challenges of growth and development:
 - 🌐 Compatibility of land uses
 - 🌐 Traffic
 - 🌐 Infrastructure needs (water, sewer, drainage)
 - 🌐 Environmental and cultural protection



Land Use Planning - Overview

The purpose of a Land Use Plan is to:

- Establishes a long term (10-20 year) vision for the future
- Provides objectives and policies to guide decisions on planning and land use management
- Makes broad statements about a community's future
- Reflects the wishes of the residents of a community



The Land Use Plan would serve as a guide for future growth and development on all lands

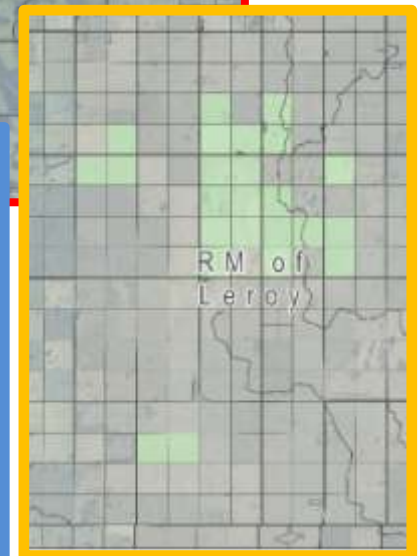
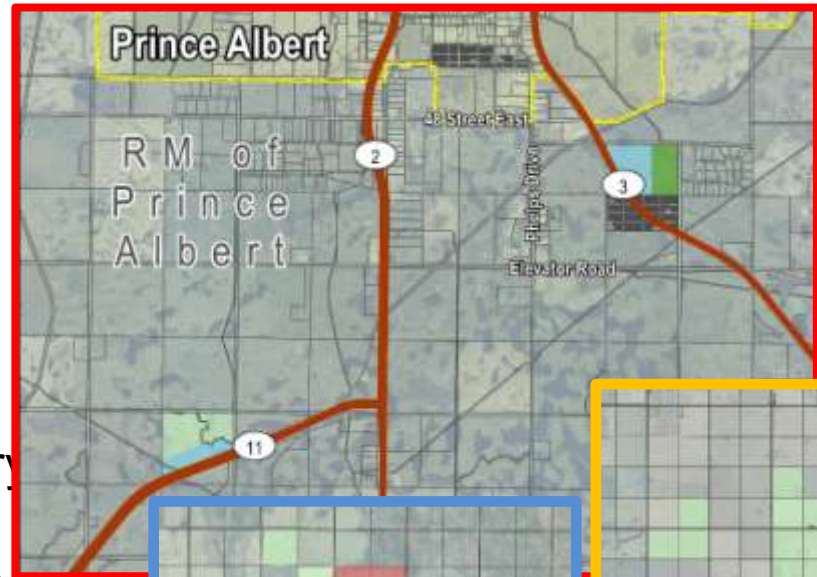
Land Use Planning - Overview

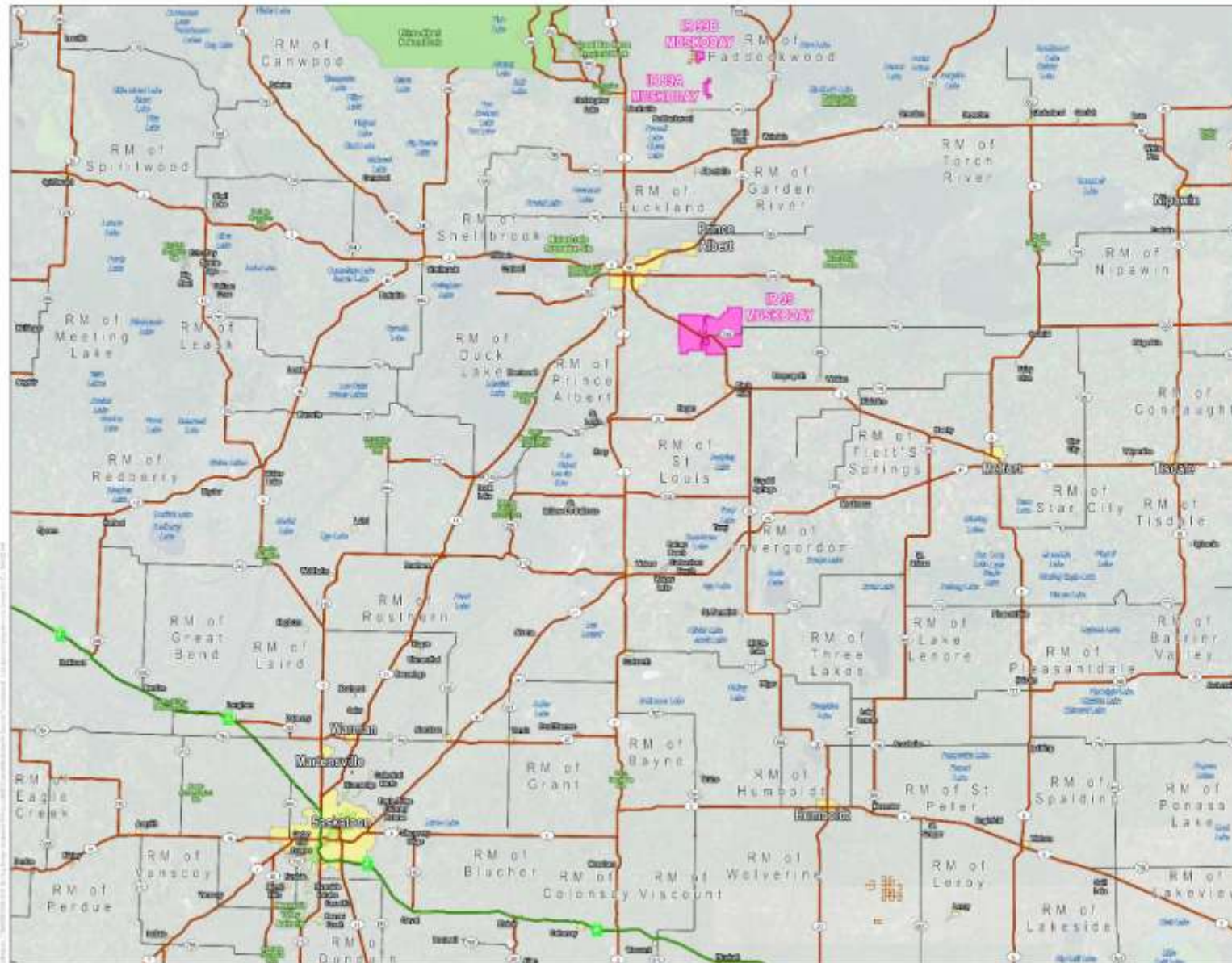
- Land use types:
 - Residential
 - Commercial
 - Community Infrastructure
 - Agricultural
 - Protected
- Policies that address different land use issues, including:
 - Provision of housing and community facilities
 - Provision of infrastructure services
 - Environmental protection
 - Preservation of culturally important sites
 - Other issues identified as being important to a community
- Linkages to Land Use Planning
 - Developers are looking for certainty for their investment and a level playing field
 - Proper planning and procedures provides that certainty through a series of tools



Building Capacity with Mapping

- Confirm existing land holdings:
 - Reserve lands
 - TLE Lands
 - Specific Claim Lands
 - Fee Simple Lands
 - Lease Lands
- Develop GIS-based land inventory
 - Aerial/Satellite Imagery
 - Cadastral & Ownership Information
 - LTO and Lease Information
 - Infrastructure & Transportation
 - Political Jurisdictions
 - Etc.
- Establish Land Portfolio





Muskoday First Nation General Overview

- Legend**
- Muskoday T20 Pasture Parcels
 - Muskoday First Nation - 10 Blocklots
 - Park
 - Urban Municipality



This is a general overview map of the Muskoday First Nation. It is not intended to be used as a legal document. For more information, please contact the Muskoday First Nation office.



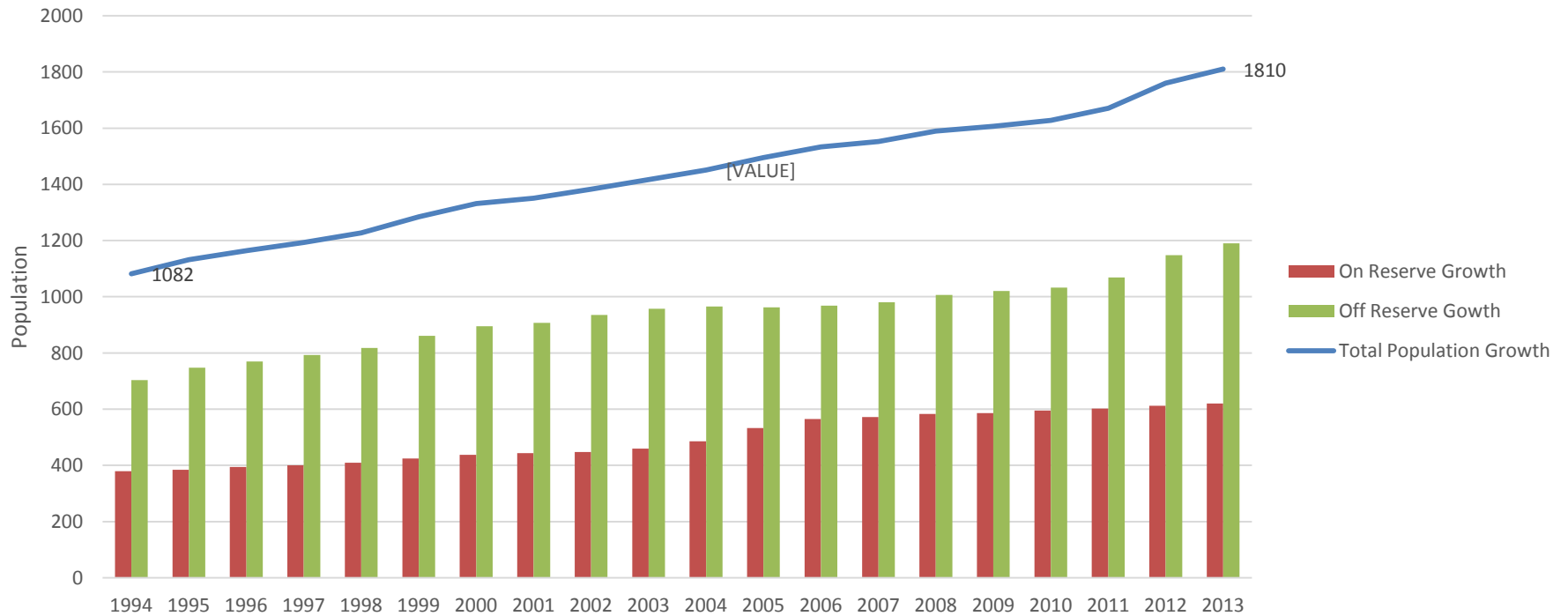
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FIGURE 1

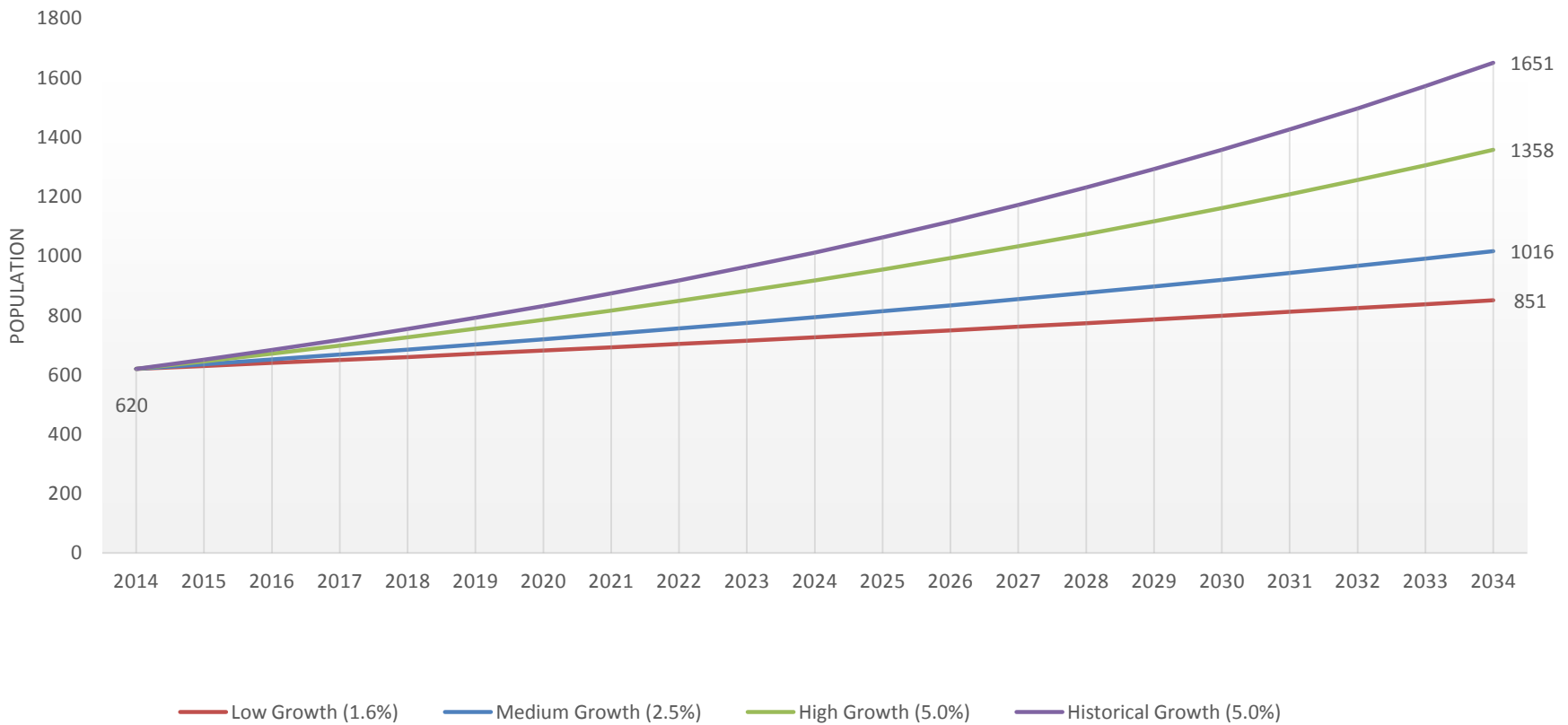
Population Projections

Population Change in Muskoday First Nation (1994-2013)



Population Projections

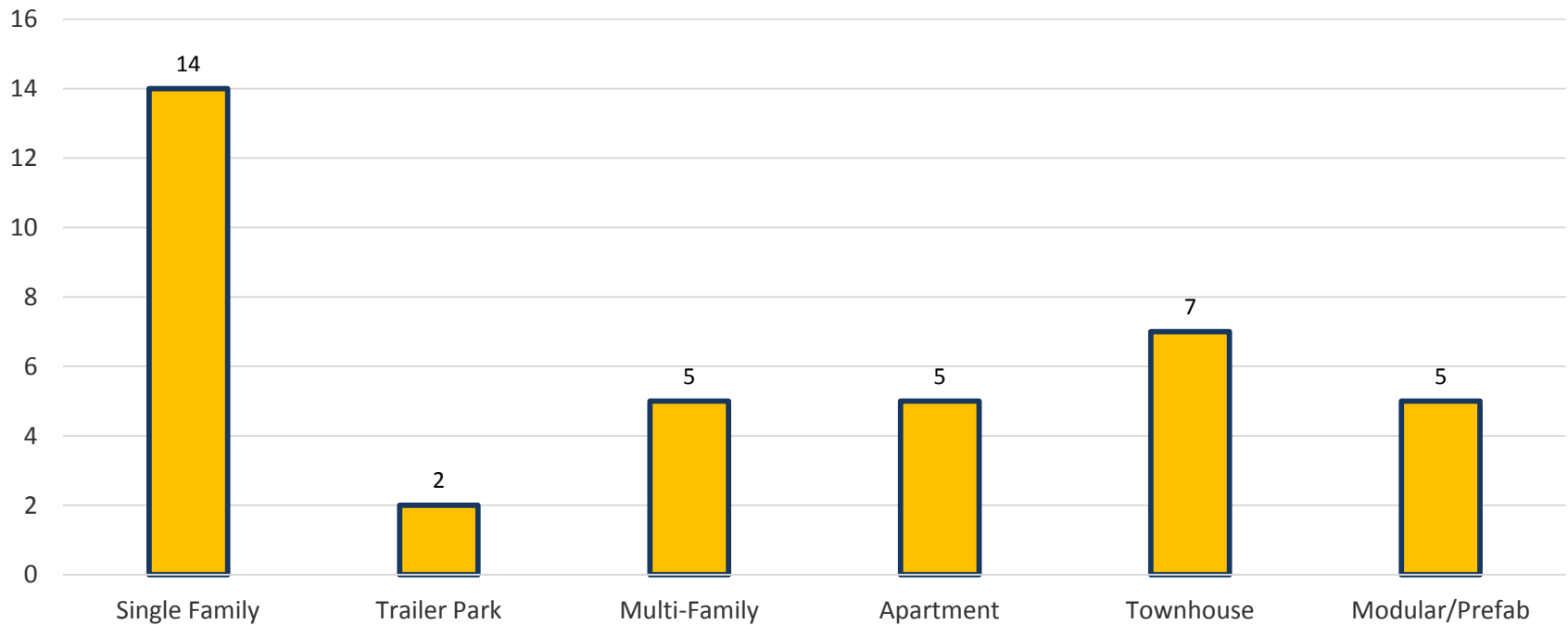
Population Projections Muskoday First Nation



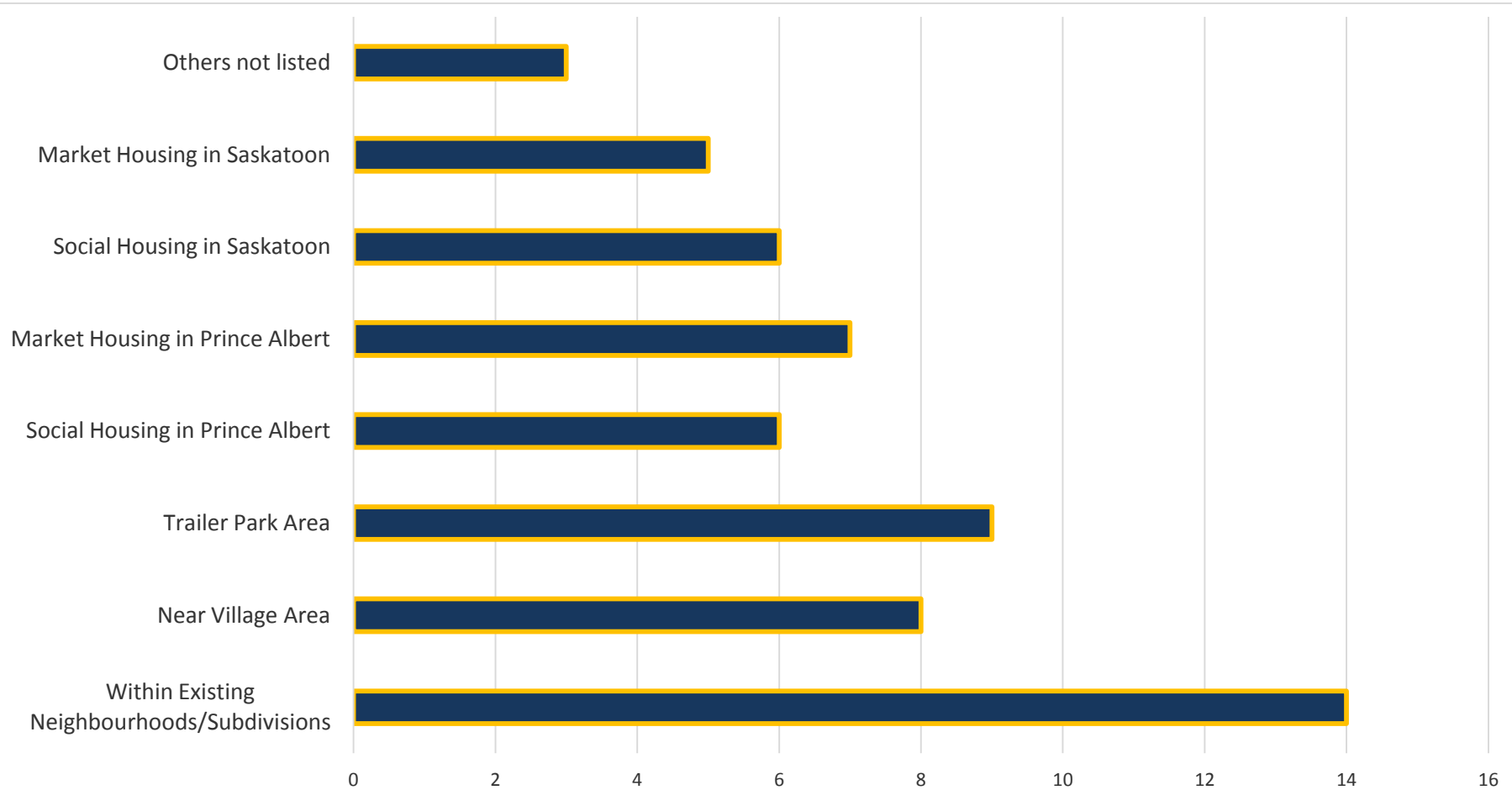
Population Projections

| Assumptions | |
|---|-----------|
| Persons Per Unit | 3 |
| SF Lot Size (acres) | 0.33 |
| Additional % of SF land needed for servicing | 25% |
| MF Density (units per acre) | 10 |
| % SF | 80% |
| % MF | 20% |
| Population Statistics | |
| Current Population on Reserve | 620 |
| Population projection for 2034 | 1,016 |
| Residential Land Requirements | |
| Population Change on Reserves in 20 years | 396 |
| Total number of units required | 132 |
| Total number of SF units required | 106 |
| Total number of MF units required | 26 |
| <u>Single Family</u> | |
| Single family land required (acres) | 35 |
| Additional land required for servicing and parks/open space (acres) | 9 |
| Total single family land required (acres) | 44 |
| <u>Multi Family</u> | |
| Multi family land required (acres) | 3 |
| Total multi family land required (acres) | 3 |
| <u>Single and Multi Family</u> | |
| Total residential land required (acres) | 46 |

What type of Housing is needed in your community?










Where would you like to see new housing constructed?



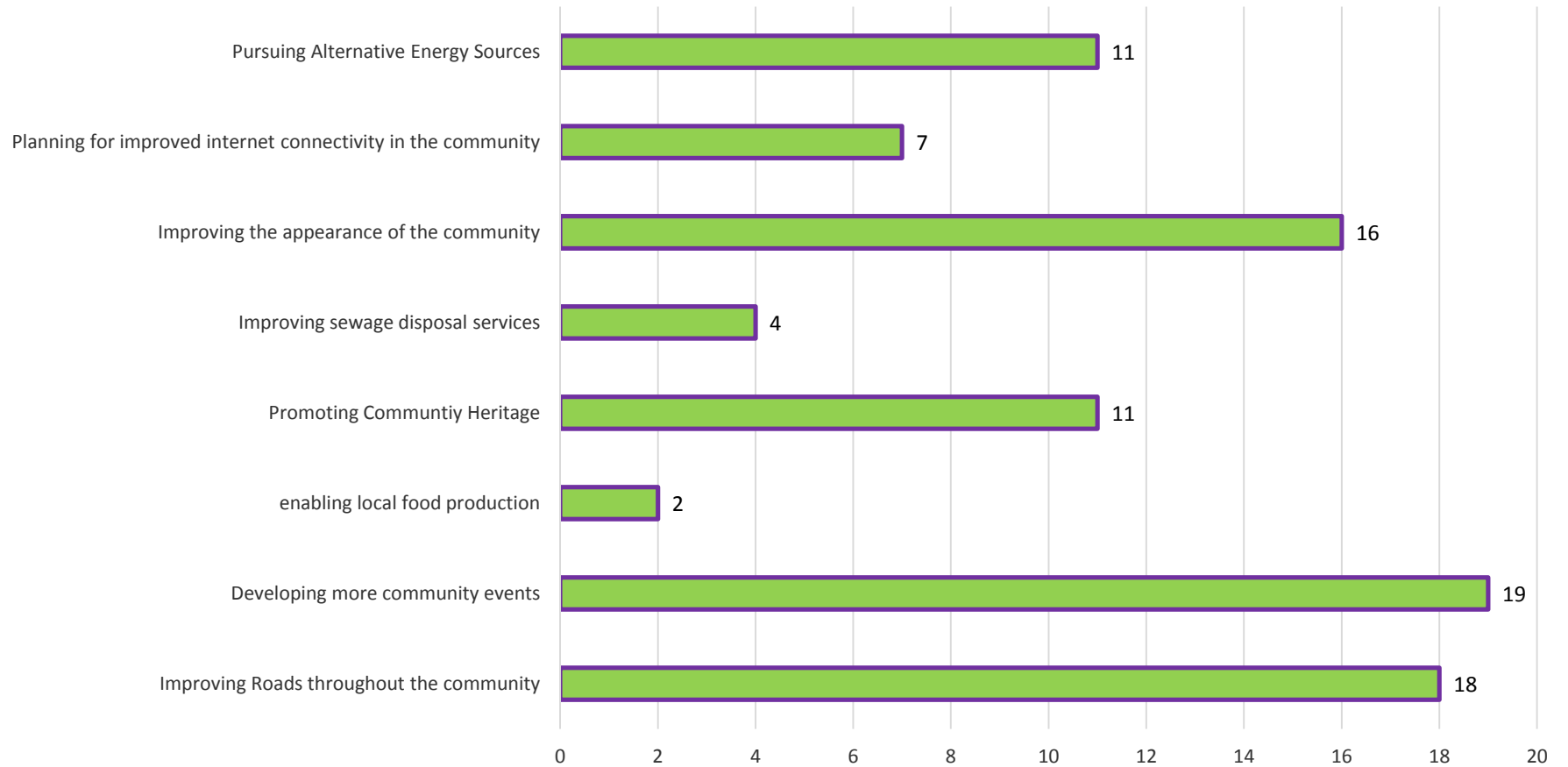
Community Feedback – Our last meeting

What would you like to see changed in your community?

-  More employment opportunities
-  More Community involvement and events
-  Recreation opportunities for all
-  Add daycare services
-  Increase Industrial and other training opportunities for members
-  No bullying – carefree playgrounds
-  Eliminate the drugs and alcohol abuse in the community







Community Feedback – Surveys from our last meeting

The most important community development issues in Muskoday...



Community Feedback – Our last Meeting

What other ideas do you have for commercial development in Muskoday?

-  Prefab Housing and RTM's
-  Beverage container recycling facility
-  Mining and industrial shops
-  Organic Farming/Commercial Farming
-  Service station/Tire shop
-  Convention Centre/Complex
-  Wholesale Retail (i.e Costco)

Dinner-Time!!



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Guiding Principles

- Protect the natural environment
- Protect Heritage and Culture
- Make the community better
- Achieve income and employment for the First Nation through land development
- Ensure the lands are being used effectively and efficiently
- Diversifying land use while maintaining the agricultural character of the land
- Ensure uses are complementary to each other
- Ensure high quality development
- Respect for neighbours



Land Use Plan – Policy for Muskoday



1. Residential
 - Country Residential
 - Limited
 - Senior's
 - Leased Lots & Acreages
2. Agricultural
3. Commercial
 - Billboard
 - General
 - Tourist
4. Community Infrastructure
5. Protected
 - Conservation
 - Cultural
6. Industrial
 - Light
 - Heavy
7. Resource Exploration & Extraction
8. Future Development

Community Engagement

We Need Your Input!!

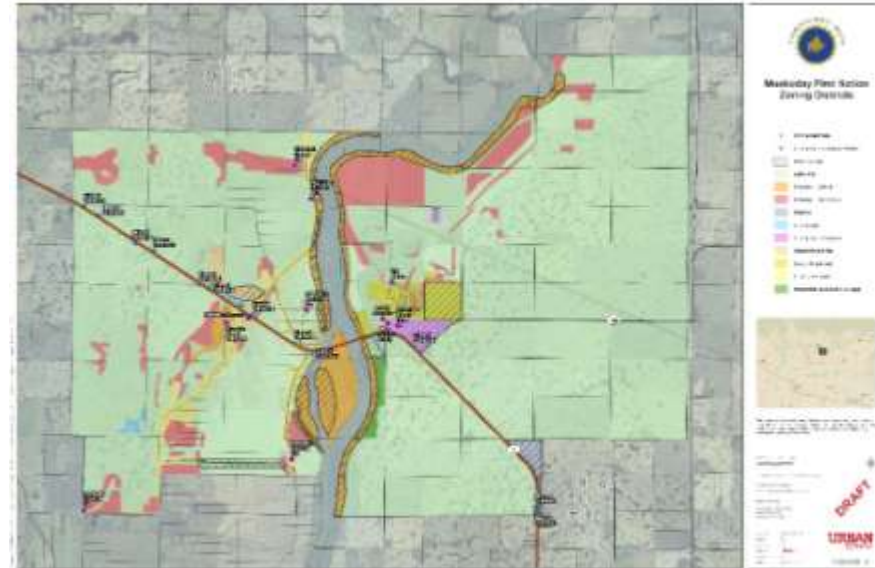
- 🗳️ Sticky Notes and Posters – Get your ballot to win!!
- 🗳️ Review Land Uses one Designation at a time
- 🗳️ Discussion - If you have questions or concerns please let us know
- 🗳️ Mark-up Maps



Residential

Background:

- There are 211 housing units in the community currently
- Many homes are in need of minor or major repairs
- There are some ways to obtain ownership of homes, but these are not widely used in the community (CMHC)
- There are some multi-family housing (duplexes) located in the Village area
- There are instances of overcrowding and other homes that are larger than needed



Objectives

- Ensure that land use fosters good community integration so that seniors, young people, and families are in close proximity to one another while being located adjacent to key community recreational, institutional and commercial services
- Ensure that housing is developed in a sustainable manner and is energy and water efficient
- Ensure that land is developed so that housing can be constructed efficiently using the variety of housing programs available (i.e. government-funded housing, market housing, etc.)
- Provide for an efficient allocation of land by appropriately sizing parcels that resourcefully utilize infrastructure, while providing for a variety of housing densities, and housing types for adequate short term and long-term growth

Country Residential

Policies:

- Require lands that are identified as Country Residential be serviced by wells and on-site septic, unless community infrastructure is proximate, and that the parcel of land be greater than 1.2 hectares in size;
- Require Country Residential properties to connect to community infrastructure immediately following the provision of services to the area;
- Require environmental and/or engineering feasibility studies be completed prior to the subdivision and development of land.
- Ensure that Country Residential properties have some form of agricultural land use on the land
- Ensure that Country Residential properties are situated within 250 m of a regularly maintained road
- Minimize the potential dangers of air, soil, and water pollution Permit Home Based occupations in Country Residential areas



Limited Residential

Policies:

- Require environmental and/or engineering feasibility studies be completed prior to the subdivision and development of land
- These studies should include a review of soil conditions, environmentally sensitive areas, archeological assessments, and the cost of servicing the land (initial costs and operational costs)
- Permit the development of one and two unit dwellings on general residential lots;
- Ensure that areas developed for Limited Residential have efficient access to community services such as water and sewer
- Require that new general residential properties be of sufficient size



Senior's Residential



Policies:

- Require environmental and/or engineering feasibility studies be completed prior to the subdivision and development of land.
- Permit the development of single homes, townhouses, seniors/elders housing, apartments, or condominiums on Seniors Residential properties;
- Minimize the potential dangers of air, soil, & water pollution
- Require that senior's residential developments be located in close proximity to community amenities, parks, or recreational facilities, and/or commercial or community land uses
- Permit Home Based occupations in Senior's Residential areas

Lease Lot & Acreages



Policies:

- Make residential lands available to lease to band members and the general public who are interested in developing and servicing residential properties at their own costs
- Require environmental and/or engineering feasibility studies be completed prior to the subdivision and development of land
- Require site plans for leased lot and acreage development to reflect the cultural and traditional values and significance exhibited in the community
- Permit the development of residential development including one and two unit dwellings, townhomes, apartments and condominiums on recreational residential lots
- Require that areas developed for leased lot and acreage developments allocate a minimum of 10% of the development area for parks and recreational uses
- Encourage energy conservation and efficiency for recreational residential developments

Lease Lot & Acreages

- Require that leased lot and acreage developments be serviced by wells and on-site septic, until community infrastructure is proximate;
- Require that leased lot and acreage development maintains an appropriate environmental buffer from rivers and other natural features;
- Minimize the potential dangers of air, soil, and water pollution from residential areas;
- Permit the development of one and two unit and multiple unit dwellings on leased lot and acreage properties; and
- Permit Home Based occupations in Lease Lot and Acreage Residential areas if they are operated in a manner consistent with the direction provided in Section 8.3.4 of this Plan.



Agricultural



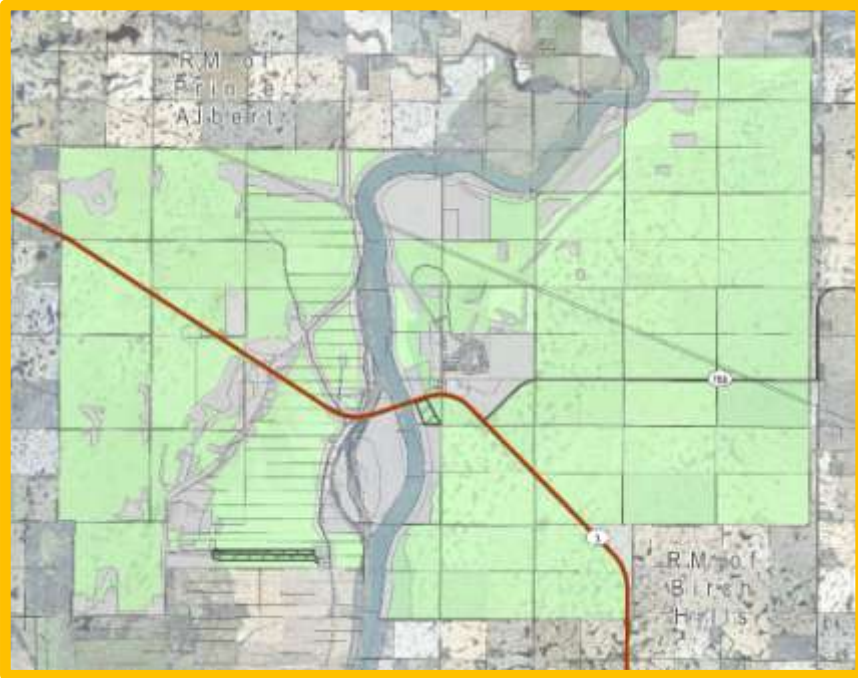
Background:

- Approximately 18,000 acres of land is leased out annually. Generating \$ for the nation.
- The majority of the lands are Class 2 and Class 3 soils with some Class 4 soils in northwestern portion of the reserve
- Types of Crops that are planted include field peas, canola, barley, wheat, and oats.
- Horses, cows and bulls are also raised on Agricultural lands

Objectives:

- To preserve prevalent agricultural land use practices in the community;
- Ensure that farming continues to form a significant part of Muskoday First Nations' land use;
- Promote farming practices that reduce or eliminate the use of harsh chemicals and fertilizers, and farming techniques that increase soil erosion and drainage concerns in the community.
- Preserve and protect existing trees, shrubs and shelter belts; and promote the appropriate reforestation of agricultural lands

Agricultural



Policy:

- Apply and enforce Muskoday First nation Bylaw No. 1 – *Bylaw Governing Farming Practices on Muskoday First Nation Indian Reserve No. 99*
- Encourage non-agricultural development on marginal agricultural land
- Ensure all costs associated with providing infrastructure to approved developments are born by those submitting the application
- Limit the ability for development to proceed on agricultural lands owned by Muskoday First Nation without the permission of Chief and Council
- Assess agricultural lands for erosion, over-grazing or other undesirable consequences and take appropriate measure to reclaim land negatively affected by these factors.

Commercial

Background:

- Muskoday First Nation has strategic land holdings both on and off reserve that take advantage of highway visibility and present valuable opportunities to provide for highway commercial and industrial land uses
- Community members expressed a strong interest in further developing commercial opportunities on the reserve and believe that some of the TLE lands are well positioned to support commercial development

Objectives:

- Ensure that commercial land has good access to the local and regional transportation network.
- Ensure that commercial development is unique in design and present a positive visual appearance to people entering Muskoday Lands
- Ensure commercial development does not directly harm or endanger the surrounding environment.
- Proactively advertise the availability of commercial land and target businesses to take advantage of opportunities as they become available

Billboard Commercial

Policies:

- Ensure that Billboard development is positioned so as to not impede sightlines at intersections along Highway
- Ensure that Billboard development does not proceed without approved contractual agreements with Muskoday First Nation
- No billboard should be placed in front of the front building line on any property if such placement would block the signage on adjacent properties as viewed from the street
- No billboard shall be located within 200 metres of another billboard facing the same oncoming traffic
- Billboard placement, design, and development shall be to the satisfaction of the Lands Manager



General Commercial

Policies:

- Require environmental, subdivision and/or engineering feasibility studies to be completed prior to subdivision and development of land.
- Encourage uses such as gas stations, retail stores, personal service trades, commercial services, offices, etc.
- Require general commercial enterprises hold a valid MFN Business License to operate a business on Muskoday lands
- Ensure that General Commercial Lands can be used as a means for community members to start their own businesses



Tourist Commercial



Policies:

- Require environmental, subdivision and/or engineering feasibility studies to be completed prior to subdivision and development of land.
- Encourage uses such as motels, cabin rentals, resort development; outfitting and tour companies, etc.;
- Ensure that development is environmentally sensitive and respectful of the cultural and traditions of MFN;
- Require Tourist Commercial enterprises hold a valid MFN Business License to operate a business on Muskoday lands;
- Ensure that Tourist Commercial Lands can be used as a means for community members to start their own businesses; and
- Home Based occupations are permitted in Tourist Residential areas.

Home Based Business (HBB)



Policies:

- Recognize the value of HBB as a means of promoting entrepreneurship in the community and an affordable entry point into starting a new business;
- Permit HBB's such as small scale home services (i.e. Avon, Tupperware), artist's studios, teacher or tutors, dressmakers or tailors, pet grooming, baked goods, personal services (i.e. hairdresser, therapist), etc.
- Carefully consider the development of new HBB industries such as welding or mechanic shops, equipment storage, etc within MFN lands;
- Recognizing existing HBB's through 'grandfathering' existing uses.
- Require HBB's hold a valid MFN Business License to operate on Muskoday lands.

Industrial

Background:

- Inappropriately located industrial lands can negatively affect the health and well-being of community members, contaminate soils or drinking water, or result in airborne contaminants or pollution
- It is important to appropriately place industrial operations to protect the community from unnecessary harm, while accommodating industrial land use.

Objectives:

- Encourage industrial development on Muskoday First Nation lands, while at the same time minimizing environmental concerns associated with such development;
- Ensure that industrial development lands have good access to local and regional transportation networks;
- Promote industrial development that stimulates employment and income opportunities for community members;
- Ensure that the community is not held responsible for the costs associated with providing infrastructure to service industrial developments;
- Ensure that industrial development takes site drainage and retention into consideration;
- Proactively market the availability of industrial land and target businesses to take advantage of opportunities as they become available

General Industrial



Policies:

- Necessitate a minimum requirement for industrial users to complete a Muskoday Environmental Screening Report
- Restrict environmentally hazardous land uses that could harm human health, wildlife and vegetation
- Require industrial developments to display and maintain a high level of aesthetic and visual quality throughout the term of the lease
- Permit outdoor storage in side and rear yards only, as long as it is not a nuisance and is suitably screened from any public street or thoroughfare
- Hold industrial users responsible for the costs and logistics associated with waste disposal and require participation in any community waste minimization or recycling initiatives
- Limit industrial users to areas having access to adequate fire protection

Heavy Industrial

Policies:

- Require that an Environmental Impact Assessment and an Operations and Remediation Plan are prepared before development approval
- Require industrial users to hold a valid MFN Business License
- Limit activities that are oriented toward public assembly within this district to reduce the risks associated with potential emergencies;
- Require industrial users to register the appropriate Emergency Response Plans with the Lands, Resources and Environmental Department and Fire Department on an annual basis;
- Limit heavy industrial users to areas that have access to adequate fire protection



Community Infrastructure

Background:

- Community infrastructure land uses are lands that are developed and maintained by MFN and provide service and amenity to the general community
- These include the School, Fire Hall, Administration Offices, Sewage Lagoon, Lift Station; and Park Space, etc.



Objectives:

- Ensure land is available for a variety of community uses.
- Ensure that the community uses contribute to the development of a vibrant community.
- Utilize community land resources to contribute to the health and wellness of the community.
- Ensure MFN infrastructure and public works balances capital and operational costs with reasonable levels of service.

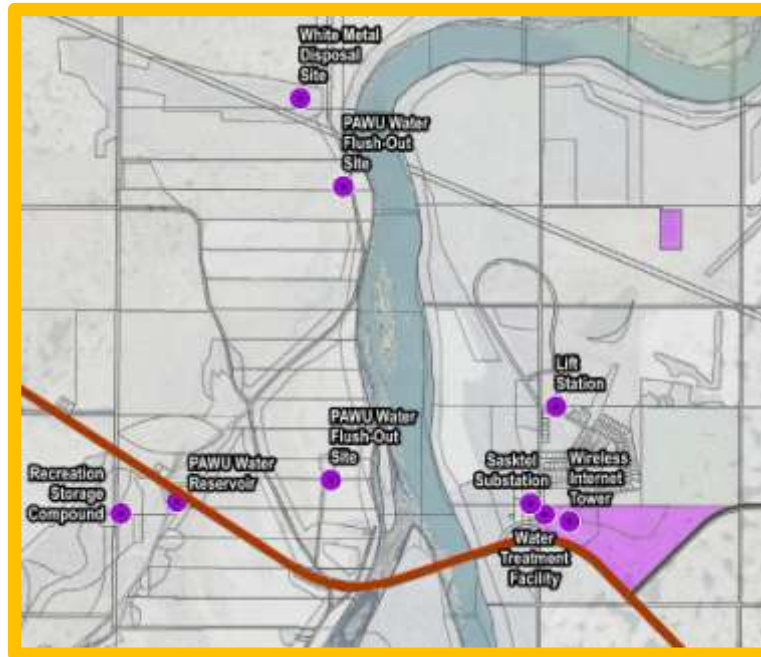
Community Facilities



Policy:

- Ensure current community buildings are maintained to ensure high quality.
- Support community based development wherever possible and where relevant in the community core.
- Provide facilities that provide for effective service delivery to members of MFN
- Ensure Community Facilities contribute to the development of a vibrant community core
- Develop a Core Area Strategy to effectively develop a vibrant community core
- Pursue a new Health and Wellness Centre that would include a Curling Rink, Arena and other community-centred facilities

Public Utilities



Policies:

- Ensure lands are set aside to accommodate public utilities required to preserve and/or enhance the quality of life on Muskoday
- Promote attractive and functional public utilities to enhance the overall aesthetics exhibited in the community
- Develop public utilities in such a way that the health and well being of residents are protected at all times

Open Space, Parks, and Recreation

Policies:

- Enhance existing greenspaces and create new playgrounds, parks, open spaces, and trails for active recreation in the community
- Provide for a variety of recreation opportunities in the community to meet the diverse needs of membership
- Ensure that park space protects the natural environment, particularly any riparian areas in the community
- Ensure that recreation opportunities and park space are easily accessed in all areas of the community
- Utilize park space to provide protection of the natural environment.



Protected

Background:

- MFN has large areas of environmentally sensitive lands they wish to protect from development, pollution, & other negative impacts
- There are a number of prominent traditional/sacred sites that must continue to be protected for the use of community members and their children

Objectives:

- Ensure the protection of the natural environment
- Protect sacred lands from being developed.
- Build conservation awareness in the community by preserving & conserving significant lands to ensure future generations have access to the lands of their ancestors
- Educate the youth on cultural & spiritual places that are grounded on the land and the means of life it provides



Protected - Conservation

Policy:

- Ensure conservation areas are protected and maintained for future generations
- Preserve the remaining stands of trees on MFN lands
- Promote natural drainage patterns that limit erosion and nutrient depletion where possible
- Protected areas cannot be redesignated for other purposes without holding a community-wide vote that receives a minimum vote of 51% of Band Members over the age of 18 years old



Protected - Cultural

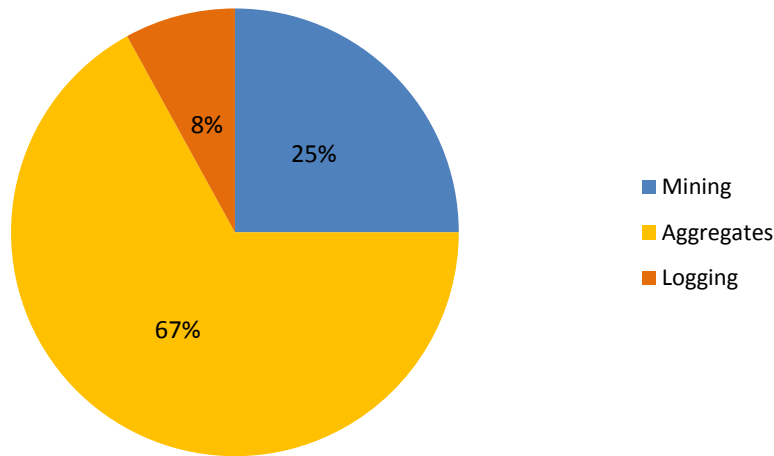
Policy:

- Protected areas cannot be redesignated for other purposes without holding a community-wide vote that receives a minimum vote of 51% of Band Members over the age of 18 years old;
- Maintain the integrity of known traditional burial grounds in the community
- Preserve and protect known traditional lands in the community
- Classify protected areas as development-free areas; however allowing for limited developments.



Resource Exploration and Extraction

Preferred Resource Extraction Activities on MFN



Background:

Although there are no resource exploration or extraction operations at MFN currently, the community recognizes a need to develop land use policies that address natural resource goals and objectives that exist in the community in advance of potential opportunities that may arise

Objectives:

- Promote environmentally sensitive and respectful resource exploration and extraction practices so as to minimize the impact on the natural environment;
- Create employment and revenue for the community through resource exploration and extraction activities; and
- Use resource revenues to fund community initiatives that improve the living conditions for Muskoday First Nation members.

Resource Exploration and Extraction

Policy:

- Work with exploration companies to identify lands that would be suitable for responsible natural resource extraction;
- Ensure that an appropriate environmental impact assessment and remediation plan are prepared prior to commencing any resource development;
- Manage resource development in accordance with Bylaw No. 1, the MFN Land Code, and any other MFN laws or Policies;
- Negotiate appropriate impact benefit agreements with resource development industries that provide suitable compensation to the Nation along with employment and income opportunities for MFN members.



Future Development



Background:

Although there are no lands currently designated as Future Growth, there are MFN lands that are well suited for future development. For this reason, it is important to identify lands that are most appropriate to support short term and long term development and investment opportunities to ensure that they are accommodated appropriately in this Land Use Plan.

Objectives:

- Maintain value in future development lands by ensuring compatibility of adjacent land uses, policies and regulations;
- Ensure that the infrastructure servicing of future development lands is efficient and cost effective;
- Ensure that efficient access to future development lands is provided and maintained in the development of adjacent parcels; and
- Ensure that developable lands are available to meet future residential and economic development needs for Muskoday First Nation.

Future Development

Policies:

- Require the development of a Concept Plan prior to any new development
- Consider establishing guidelines for Future Development lands that provide guidance on building siting, form and character, landscaping, building materials, parking, buffers/fences, etc.
- Require that land designated as Future Development be subject to a Land Use Plan amendment to accurately reflect the proposed use of the land prior to receiving development approval
- Maintain key environmental buffers between Protected Conservation and Cultural land uses and Future Development lands
- Require and environmental assessment be completed before development ensues.
- Incorporate parkland and pathways where appropriate and desirable by Muskoday First Nation

Next Steps

- Refine Land Use Policies
- Refine Mapping
- Finalize Land Use Plan



Thank You!

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