

EAST BANK SOUTH DEVELOPMENT PLAN

Submitted to:

Meewasin Valley Authority

Submitted by:

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In association with:

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and

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The consulting team would like to recognize the commitment of time, effort and ideas (well above and beyond the normal call) of all members of the Project Coordination Committee for the East Bank South Study, and the assistance of Meewasin Staff.

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

In May 1995, the Meewasin Valley Authority requested proposals from consultants for the preparation of the East Bank South Development Plan. In June 1995, Hilderman Witty Crosby Hanna & Associates, in association with Johnson & Weichel, Resource Management Consultants, and Dr. E.G. Walker, Archaeologist, were retained to undertake the project.

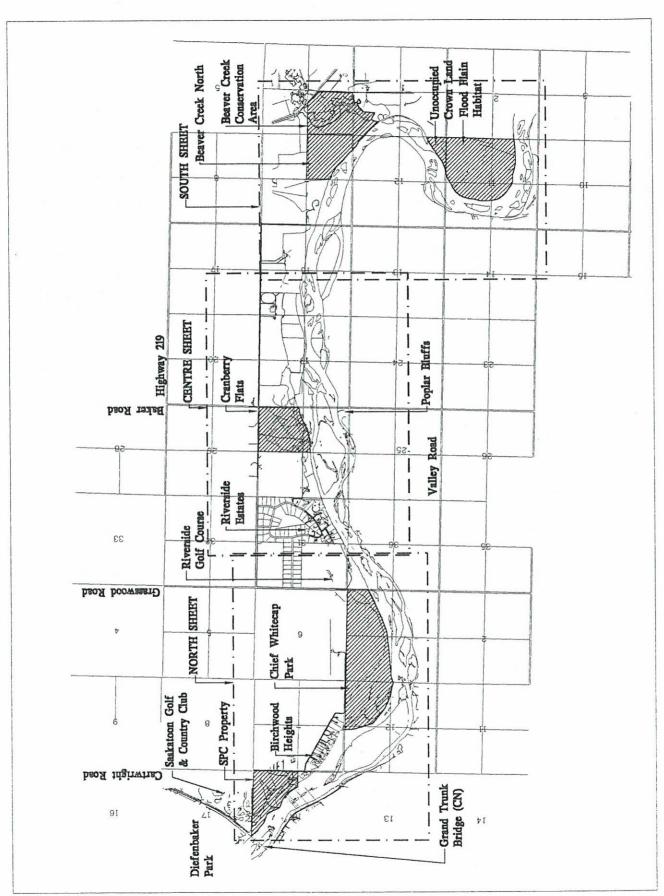
The purpose of the project was to elaborate on previous planning undertaken for the study area; specifically the <u>Meewasin Valley Project</u>, as prepared by Raymond Moriyama in the 1970's. Meewasin's interest in the study area required further definition as development pressures increase within and around the Meewasin Valley.

More specifically, this planning study was to develop a conceptual plan to explore future development options; to prepare development guidelines for control of future development in the area; and to prepare resource management plans for protection of resources in the area. The development guidelines will be called the <u>East Bank South Development Plan</u> and will be added, as an amendment, to the <u>Meewasin Development Plan</u>.

1.2 STUDY AREA (Drawing 1)

The study area includes all those lands within the Meewasin Valley from the Grand Trunk Bridge to the southern boundary of the Rural Municipality of Corman Park, on the east bank of the South Saskatchewan River. Specific sites within the study area include the following:

- Saskatchewan Power Corporation (SPC) Property;
- Chief Whitecap Park (Rifle Range);
- Cranberry Flats;
- Beaver Creek North;
- Beaver Creek Conservation Area;
- unoccupied Crown land parcel; and
- Flood Plain Habitat lands owned by the province of Saskatchewan and leased for agricultural purposes.



Meewasin SEPTEMBER

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STUDY AREA

The primary focus in the plan is, according to the project Terms of Reference, to be on the SPC Property, Chief Whitecap Park and the Flood Plain Habitat lands. With respect to the preliminary resource management plans to be prepared as part of the project, although such plans were required for all land units, emphasis was to be given to Cranberry Flats, Beaver Creek Conservation Area, Beaver Creek North and the Flood Plain Habitat lands.

1.3 APPROACH TO THE STUDY

The East Bank South Development Plan was prepared in three distinct phases, as follows:

- Phase One, in which information was collected, compiled and analyzed, and a program of community consultation was undertaken, with the aim of identifying key opportunities and issues which would need to be addressed in the Plan;
- Phase Two, in which three optional development concepts were prepared to illustrate the different ways in which identified opportunities could be exploited and identified issues addressed or resolved, and in which public input was sought to aid in the selection of a preferred development concept; and
- Phase Three, in which the preferred development concept was refined, development policies and guidelines drafted and resource management plans prepared fort all units in the East Bank South study area.

1.4 THIS REPORT

This is the first of two volumes submitted to document the results of the planning process. It contains a synthesis of the inventory and analysis work undertaken in the first phase of the project, in the form of a summary of key issues and opportunities (Section 2), documentation of the recommended development concept for the East Bank South (Section 3), Preliminary Resource Management Plans (Section 4) and proposed development guidelines for the East Bank South (Section 5).

The contents of the second volume (entitled <u>Background Information</u>) relate to work undertaken in Phase 1 of the project (as described above) and document the following:

- biophysical inventory and analysis;
- cultural heritage resource overview;
- analysis of land use and related factors; and
- initial input received from the community.

2. ISSUES AND OPPORTUNITIES

2.1 INTRODUCTION

This section reflects a synthesis of the results of investigations, analysis and consultation undertaken during the early phases of the planning process. This synthesis takes the form of a listing of key issues and opportunities, both on an areawide basis and for specific land units within the study area. Issues and opportunities are drawn from material presented in Volume 2 (<u>Background Information</u>); thus, for any area, there could be issues / opportunities noted in terms of any or all of the following:

- the Terms of Reference for this project;
- input received from the initial Project Coordination Committee meeting with the consulting team;
- previous planning work undertaken for the study area;
- biophysical resource analysis;
- cultural heritage resource overview;
- input received at a community workshop held in June 1995; and
- supplementary input received from the community.

2.2 ISSUES

2.2.1 Area-Wide

a. Terms of Reference

The project Terms of Reference identified the following area-wide issue:

increased development pressures within and around the study area

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following area-wide issues:

- maintain public access to river
- river flooding
- identification / protection of environmentally sensitive areas
- maintenance of bio-diversity
- development pressures within and near study area
- need to increase public (i.e. MVA) involvement in protecting important natural areas (including acquisition of land)

c. Previous Planning

From Meewasin: 2010 A Twenty Year Vision:

- the public sees Meewasin as primarily fulfilling two roles, as an environmental watchdog and as a developer of recreation facilities, and it believes the present balance of developed and natural park along the riverbank is important and appropriate
- Meewasin will conserve areas of the riverbank for natural habitat, developing
 where feasible wildlife corridors and, in conjunction with the R.M. of
 Corman Park, protect flood prone areas along the river as bird sanctuaries and
 wildlife habitats
- goal to create a continuous corridor of natural and landscaped green space for conservation and human use, with as many access points to the river as possible
- continuous land base to be secured along the river through a combination of assistance to landowners in managing their natural areas in return for restrictions on such areas, volunteer stewardship program with individual landowners, planning agreements with the City, University, Province and R.M. of Corman Park, and land purchases

 land access to be enhanced through cooperative techniques such as leases, easements, use of road allowances, gifts and bequests, contracts and other planning tools

d. Biophysical Resource Analysis

- a significant proportion of the study area has already been modified; the main causes include the range of agricultural, residential, industrial and recreational land and resource use activities that have occurred on or adjacent to the study area properties
- many of the activities that are sources of disturbance are ongoing and some are intensifying
- habitat value (for both flora and fauna) has been reduced throughout the study area, primarily as a result of replacement, alteration or fragmentation of natural vegetation communities
- there are sensitive sites in the study area that require a greater degree of protection; the main examples are high relief dunes, steep slopes, actively slumping areas and groundwater seepage sites
- the presence of invasive exotic species is a present reality and necessitates constant monitoring and continuous management in any location where natural heritage values are a priority; it also increases the need to pursue a preventative approach in terms of avoidance of surface disturbance

e. Cultural Heritage Resource Overview

- generally high archaeological potential south of Saskatoon and east of the South Saskatchewan River suggests that policies are needed with respect to the impact of future development and activity on archaeological resources and the mitigation of such impact
- incomplete data, based on systematic archaeological assessment, dictates that extreme caution be exercised in development of those areas where systematic assessments have not been undertaken

f. Land Use Analysis

- all future development in the East Bank South study area must conform to the provisions of the City of Saskatoon Zoning Bylaw, the Saskatoon Planning District Development Plan and Zoning Bylaw or the Rural Municipality of Corman Park No. 344 Development Plan and Zoning Bylaw
- the vast majority of lands lying between the East Bank South properties are privately owned, which will make the creation of a continuous river valley or near-valley trail (i.e. an extension of the Meewasin Valley Trail) problematic
- as a result of land ownership patterns and terrain conditions, practical and legal public access to the east bank of the river throughout the stretch between the Grand Trunk Bridge and the south end of the Meewasin Valley is effectively limited to portions of the SPC Property and Cranberry Flats.

g. Community Workshop

In the community workshop, the following area-wide issues and concerns were raised (not necessarily listed in order of importance):

- concern about the garbage and litter left behind by people using the area
- concern about the impacts of beaver on trees along and near the river
- concern about chemical runoff into the river from farm land and golf courses
- concern about the use of the river by "inappropriate" watercraft
- concern about inappropriate use of ATV's, motorbikes and snowmobiles, including the chasing of wildlife
- ongoing loss of natural habitat in the area is a concern
- often don't know who to contact when there is a need for enforcement or police services; even when the appropriate services are contacted, the response is poor
- concern about vandalism with firearms (shooting signs, etc.)
- public safety on and near the river is an issue (especially where the river is remote from emergency road access)

- if there is development of recreational facilities and services, there is no way we can protect natural resource values
- further "park" development in the area would be an unnecessary and expensive duplication of what is already available (e.g. Diefenbaker Park)
- concern about maintaining privacy for area residents
- concern about the fire hazard created by recreational use of the area

2.2.2 SPC Property

a. Terms of Reference

The project Terms of Reference identified the following issues relating to the SPC Property:

- Meewasin trail access
- new high voltage line addition
- resource management

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following issues relating to the SPC Property:

- SPC infrastructure -- implications for development and use opportunities / restrictions
- site security / after-hours use

c. Biophysical Resource Analysis

- the property is degraded from a natural resource perspective; there is localized erosion, exotic vegetation is firmly established, and restoration would require considerable effort and cost in some locations
- wildlife value is also reduced by current unmanaged activities, including some garbage dumping and "partying"

• future alterations of the river access situation could have an impact on the

d. Land Use Analysis

- policies in the City of Saskatoon Development Plan state that land within 92 metres of the shoreline of the river or on any part of the slope leading to the shoreline where the gradient exceeds 20 per cent (whichever is more distant from the shoreline) shall, insofar as possible, be dedicated as municipal reserve or environmental reserve
- the City's Development Plan further states that the banks of the South Saskatchewan River shall, insofar as possible, be preserved as public open space for the benefit of all citizens; development of river banks for beautification and public recreation shall be encouraged and undertaken on a continuous basis; development of the riverbank area for visual amenity and public recreation shall be encouraged and undertaken on a continuous basis in a manner that enhances and complements the natural and historical features of the riverbank
- only those permitted and discretionary uses noted in the City of Saskatoon Zoning Bylaw for the A.G. District may occur on the portion of the SPC Property lying within the City (generally agricultural uses and a range of recreational uses)
- only those permitted and discretionary uses noted in the Saskatoon Planning District Zoning Bylaw for the DAG1 District may occur in the portions of the SPC Property lying outside the City limits (generally agricultural uses, municipal facilities and, at Council's discretion, equestrian facilities); other recreation uses are not currently permitted
- river valley or off-road upland trail linkage to the south is precluded by land ownership patterns and topographic constraints

2.2.3 Chief Whitecap Park (Rifle Range)

a. Terms of Reference

The project Terms of Reference identified the following issues relating to Chief Whitecap Park:

- Meewasin trail access / trail entry points
- park access, parking, facilities
- park resource management
- heritage protection (Rifle Range)

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following issues relating to Chief Whitecap Park:

- proposed golf course facilities in an area already identified as being environmentally significant and sensitive
- golf course proposal has the potential to significantly reduce bio-diversity in the area

c. Previous Planning

From The Meewasin Valley Project:

- Chief Whitecap Park should be developed for recreational uses, such as day camp, picnic and other recreation uses
- such uses should be limited to the table land, as banks are steep and subject to slumping

From Meewasin: 2010 A Twenty Year Vision:

• research is needed into preservation of flood plain vegetation, including analysis of the disappearance of the plains cottonwood

- Trail System Plan indicates a primary trail and equestrian driving trail and circuit in Chief Whitecap Park, along with a trail entry
- feasibility of temporary foot bridges linking Chief Whitecap Park to Yorath Island to the west bank should be studied

From Meewasin Five-year Plan (1993 - 1997):

- central theme in this portion of the Valley is conservation of the natural resources of the Valley
- research into soil conditions and deterioration of the plains cottonwood will be initiated
- development plan for the Chief Whitecap Park / Diefenbaker Park area (East Bank South) will be prepared following preparation of a program plan for the area

d. Biophysical Resource Analysis

- most of the upland portion is currently leased for annual cropping and hay production, or has been otherwise been modified from natural conditions; the agricultural activity occurs on soils of very low suitability for sustained cultivation
- the slope, terrace and flood plain portions form a block of contiguous habitat and require protection
- exotic species are well established in some locations; maintenance of natural heritage value would require restoration efforts and ongoing management

e. Cultural Heritage Resource Overview

• landform and topographic situations at the south end of the property and along the valley wall west of the cultivated portion of the property suggest, in the absence of systematic archaeological assessment, high archaeological resource potential

f. Land Use Analysis

- when title to the property was transferred from the Crown to the City of Saskatoon in 1961, a restrictive covenant was attached to the title stipulating that the land was to be used for the purposes of a public park only
- only those permitted and discretionary uses noted in the Saskatoon Planning District Zoning Bylaw for the DCONS1 District may occur in Chief Whitecap Park, including:
 - historical and archaeological sites
 - wildlife habitats and refuges

and, at Council's discretion:

- passive recreational uses
- agricultural operations
- mineral resource extraction industries
- non-animal intensive livestock operations
- a series of proposals made by the Riverside Country Club to acquire development rights to approximately 7.5 to 12 ha of land in the south end of Chief Whitecap Park, for the purposes of developing a new parking lot and associated facilities, has been reviewed but Meewasin has not given approval for any transfer of such rights
- development of any <u>active</u> recreation uses at Chief Whitecap Park (including golf course expansion) would require rezoning; decisions regarding rezoning approval would be subject to policies in the Saskatoon Planning District Development Plan
- river valley or off-road upland trail linkage to the north is precluded by land ownership patterns and topographic constraints
- steep (and, in places, potentially unstable) valley wall conditions could make a river valley trail connection to the south problematic or, at least, expensive
- current policy in the Saskatoon Planning District Development Plan regarding minimum separation between multi-parcel country residential subdivision developments would preclude any such development in this area

g. Community Workshop

In the community workshop, the following issues and concerns were raised with respect to Chief Whitecap Park:

- concern about Riverside Country Club expansion into Chief Whitecap Park
- concern about inadequate off-road parking for those already using Chief Whitecap Park, let alone if more will be encouraged to use it; most users park along the road passing through Birchwood Heights at the north end of Chief Whitecap Park; parking needed at both ends of the Park

h. Supplementary Community Input

A dog walkers group noted the following issues with respect to Chief Whitecap Park:

- the area consists of fragile land; more use will destroy it
- there is an ethical issue of selling land that is set aside for public use
- if the southeast corner of the area is lost to a golf course, then crocuses and wildflowers will be lost, access from the southeast corner will be blocked off and the best Saskatoon berries lost
- a trail along a neatly kept golf course is not in tune with the naturalness of the
- mountain bikes making paths through the natural area
- the area is difficult to police due to remoteness
- personal sense of safety of current users will diminish if more people use the area

2.2.4 Cranberry Flats

a. Terms of Reference

The project Terms of Reference identified the following issues relating to Cranberry Flats:

Meewasin trail connection

- parking / gate control
- resource management

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following issues relating to Cranberry Flats:

- site security / after-hours use
- vandalism / people management
- costs / benefits of ongoing management and restoration efforts
- over-use by dog-walkers?

c. Previous Planning

From Meewasin: 2010 A Twenty Year Vision:

- the area is under pressure from heavy recreational use
- plans for Cranberry Flats include site monitoring, equestrian facilities, signage, expanded parking and ongoing restoration measures; wheelchair accessible nature trail will be constructed

From Meewasin Five-year Plan (1993 - 1997):

- e central theme in this area is conservation of the natural resources of the Valley
- main interpretive theme is the natural history and natural resources of the Valley
- wheelchair accessible nature trail will be constructed at Cranberry Flats and restoration measures will continue

d. Biophysical Resource Analysis

- exotic species are widespread and could cause reduction of natural resource value without ongoing vegetation management
- the natural resource value of the area remains significant, mainly because of the habitats present and the fact they are contiguous with the river valley, but such value could be reduced by elevated use levels, and associated impacts, without accompanying increases in site management efforts

e. Cultural Heritage Resource Overview

 landform and topographic situations in this property suggest, in the absence of systematic archaeological assessment, high archaeological resource potential

f. Land Use Analysis

- only those permitted and discretionary uses noted in the R.M. of Corman Park Zoning Bylaw for the CONS District may occur at Cranberry Flats, including:
 - historical and archaeological sites
 - wildlife habitats and refuges

and, at Council's discretion:

- <u>passive</u> recreational uses
- agricultural operations
- mineral resource extraction industries
- non-animal intensive livestock operations
- river valley or off-road upland trail linkages to the north or south are currently precluded by land ownership patterns
- linkage with any continuous valley trail within the property may pose problems relating to site access during hours when the site is intended to be secured and to problems of inappropriate types of trail / site use (e.g. mountain bikes)
- Meewasin's Public Parks Bylaws regulates activities of people in Cranberry Flats for the purposes of conserving and protecting the flora, fauna and natural habitat of the area for educational and recreational purposes

2.2.5 Beaver Creek / Beaver Creek North

a. Terms of Reference

The project Terms of Reference identified the following issues relating to Beaver Creek / Beaver Creek North:

- Meewasin trail connection
- natural area protection
- resource management

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following issues relating to Beaver Creek / Beaver Creek North:

- desirability of Meewasin trail extension to BCCA (yes? no? where? how?)
- potential for people / horse conflicts on trails?

c. Previous Planning

From Meewasin: 2010 A Twenty Year Vision:

• resource management plan should be prepared for Beaver Creek and Beaver Creek North should be acquired

From Meewasin Five-year Plan (1993 - 1997):

- central theme in the area is conservation of the natural resources of the Valley
- main interpretive theme is the natural history and natural resources of the Valley
- Meewasin activities will include preparation of a resource management plan for Beaver Creek and Beaver Creek North and conservation monitoring

d. Biophysical Resource Analysis

- natural resource value is very high, but could readily be reduced by increased use or impacts without accompanying increase in site management; there are a number of very sensitive sites on the property
- exotic species are widespread and could cause reduction of natural resource value without ongoing vegetation management

e. Cultural Heritage Resource Overview

• landform and topographic situations in this property suggest, in the absence of systematic archaeological assessment, high archaeological resource potential

f. Land Use Analysis

- although current zoning of the Beaver Creek Conservation Area is appropriate to the long term intent of this facility (i.e. CONS District), Beaver Creek North is still zoned AG District; rezoning to CONS may be problematic in the absence of additional amendments to the zoning bylaw, as the facilities and uses associated with Sandhills Stables are not permitted in the CONS District; continued zoning as AG District should not be a problem, given land ownership, unless there is a desire to develop conservation area facilities in Beaver Creek North; such uses are not permitted in the AG District
- river valley or off-road upland trail linkages in either the up-river or downriver directions are precluded by land ownership patterns and topographic constraints
- linkage with any continuous valley trail within the property may pose problems relating to site access during hours when the site is intended to be secured and to problems of inappropriate types of trail / site use (e.g. mountain bikes)
- Meewasin's Public Parks Bylaws regulates activities of people at Beaver Creek for the purposes of conserving and protecting the flora, fauna and natural habitat of the area for educational and recreational purposes

2.2.6 Flood Plain Habitat / Unoccupied Crown Land

a. Terms of Reference

The project Terms of Reference identified the following issues relating to the Flood Plain Habitat and unoccupied Crown lands:

- river access
- resource management

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following issues relating to the Flood Plain Habitat and unoccupied Crown lands:

current land use -- potential conflict with natural resource values

c. Previous Planning

From Meewasin: 2010 A Twenty Year Vision:

- conservation monitoring, remedial strategies and area development strategies are required for Flood Plain Habitat area
- Flood Plain Habitat area should be protected and designation as an ecological preserve should be investigated; wildlife corridors also important in this area

From Meewasin Five-year Plan (1993 - 1997):

- central theme of the area is conservation of the natural resources of the Valley
- main interpretive theme is the natural history and natural resources of the Valley
- Preparation of remedial strategies and area development strategies will be initiated for Flood Plain Habitat unit

d. Biophysical Resource Analysis

- most of the parcel is used for grazing and tame hay; this activity takes place on light-textured alluvial soils not well suited to cultivation of annual crops
- natural resource value has been reduced by agricultural use; in the short term, enhancement would require modifying the manner and extent of use
- exotic vegetation is firmly established and restoration would require greater effort and cost in some locations

e. Cultural Heritage Resource Overview

• landform and topographic situations in this property suggest, in the absence of systematic archaeological assessment, high archaeological resource potential

f. Land Use Analysis

- this area is designated under the province's Critical Wildlife Habitat Act which is intended to protect remaining native vegetation on Crown lands from loss related to non-agricultural development or from expansion of clearing/breaking for cereal or forage production
- although the unoccupied Crown lands are zoned CONS District, the Flood Plain Habitat lands are zoned AG District, the intent of which is to encourage retention of land for agricultural use; development of conservation / interpretation facilities in this zoning district is not permitted
- off-road trail linkages in either the up-river or down-river directions are precluded by land ownership patterns
- encouragement of public use of the Flood Plain Habitat lands is contrary to the wishes of the current lessee

2.3 OPPORTUNITIES

2.3.1 Area-Wide

a. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following area-wide opportunities:

- landscape restoration / reclamation
- "park" development opportunities
- opportunities for canoe launch?

b. Previous Planning

From The Meewasin Valley Project:

• river valley parkway extended to provide maximum accessibility

c. Biophysical Resource Analysis

- significant natural heritage value remains in the study area and the potential for natural processes to "reclaim" disturbed areas is relatively good
- there are educational / interpretive opportunities in the study area that are not present elsewhere (locally); the main reasons for this are:
 - the degree and extent of habitat loss (in the region as well as locally)
 - the combination of terrain diversity and corridors / linkage potential of the properties in the study area
 - the proximity of a large urban population
 - the existence of some conservation infrastructure (two conservation areas, linked and linkable trails, interpretive centres)
- a natural heritage enhancement emphasis to area land use is an opportunity to strive for the benefits associated with the "stewardship factor" (i.e. it could provide a community theme or identity)
- those portions of the study area already totally altered represent an opportunity to undertake habitat enhancement as a means of mitigating past loss and degradation of natural remnants

d. Cultural Heritage Resource Overview

• the potential for archaeological resource discovery, and thus interpretation, is generally high throughout much of the study area

e. Land Use Analysis

- opportunity exists for viewpoint development, at a number of locations in the study area, to provide viewing and interpretive opportunities relating to features and landscapes both within the study area and elsewhere (primarily on the west side of the river)
- opportunities may exist to utilize one or more of a wide range of tools aimed at securing development and/or pubic access rights across private lands lying between the properties in the East Bank South study area.

f. Community Workshop

In the community workshop, the following area-wide opportunities were identified:

- opportunities to set aside and protect wilderness / natural areas for present and future generations (especially at Chief Whitecap Park)
- opportunities for wildlife habitat maintenance, restoration and enhancement
- nature appreciation / interpretation / environmental education opportunities in all of the land units within the area that are in the Meewasin Valley
- better control of vehicle access and vandalism
- opportunity to maintain and protect privacy for area residents
- bicycle route (off Highway 219) down to Beaver Creek
- continuous equestrian trail from CN Bridge to Sandhills Stables
- development of a trail system through the entire area
- pedestrian river crossings
- opportunity to leave the entire area alone

- need or opportunity to structure recreational use of the area
- fish hatcheries / fish habitat enhancement

2.3.2 SPC Property

a. Terms of Reference

The project Terms of Reference identified the following opportunities relating to the SPC Property:

- CN Bridge crossing by Meewasin trail
- equestrian use

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following opportunities for the SPC Property:

- equestrian trails
- mountain bike trails
- potential river access?
- linkage to potential river crossing at CN bridge
- potential for establishment of community garden plots?

c. Previous Planning

From The Meewasin Valley Project:

additional recreation lands can be developed south of Diefenbaker Park (south of CNR line) and connected to the Chief Whitecap Park (e.g. equestrian facilities)

From Meewasin: 2010 A Twenty Year Vision:

 CNR pedestrian bridge crossing is one of the greatest opportunities for extending trail development in the city

d. Biophysical Resource Analysis

 ecological value of the site would be significantly improved by any management or restoration effort

e. Land Use Analysis

- for the portion of the property within the City, current zoning allows for a range of recreational uses
- current zoning would allow (at Council's discretion) development of equestrian facilities outside the City limits
- opportunity for providing internal trail linkage, along an existing desire line which also affords a number of significant views and associated interpretive opportunities
- opportunity for providing trail connection, under the Grand Trunk Bridge, to Diefenbaker Park and, ultimately to a river crossing to the west bank
- opportunity for interpretive development relating to an industrial / infrastructure theme and to such features as Queen Elizabeth Generating Station, SWC pumping station, SPC river groins, City of Saskatoon landfill, "power pole farm" and Grand Trunk Bridge
- good road linkage facilitates vehicle access to the site, especially at the south end

f. Community Workshop

In the community workshop, the following opportunities were identified for the SPC Property:

- "naturalization" of the upland portion of the SPC property
- designate the SPC property (or a portion of it) as a "party" site

- trail linkage from the East Bank South to Diefenbaker Park
- development of the upland portion of the SPC property as an urban park, comparable to Diefenbaker Park (complete with cross-country ski trails, etc.)
- protection of natural resource values on the valley wall portion of the SPC property

2.3.3 Chief Whitecap Park (Rifle Range)

a. Terms of Reference

The project Terms of Reference identified the following opportunities relating to Chief Whitecap Park:

- afforestation
- camping facilities
- habitat enhancement
- Riverside Golf Course expansion
- golfing and other recreation use
- housing
- equestrian use
- park development
- playing fields

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following opportunities for Chief Whitecap Park:

golf course facilities

- public linkage opportunities
- landscape restoration / reclamation

c. Previous Planning

From The Meewasin Valley Project:

- tree planting program could extend the wooded bank onto the table land, creating sheltered areas, wind breaks and protective boundaries for playing fields
- additional recreation lands can be developed south of Diefenbaker Park (south of CNR line) and connected to Chief Whitecap Park

From Meewasin: 2010 A Twenty Year Vision:

- special opportunity to develop Chief Whitecap Park as a balanced use and conservation project; master plan for the area is needed
- volunteer land stewardship in conservation is possible in this area

d. Biophysical Resource Analysis

- the non-upland portions represent a valuable interpretive and educational resource with the potential to complement other areas in and around the city
- the property is already dedicated for use as a park

e. Cultural Heritage Resource Overview

• potential interpretive opportunity related to former rifle range and remnant earthen berms

e. Land Use Analysis

• current zoning provides for initiatives aimed at natural and cultural heritage resource conservation and interpretation

- good road linkages facilitate vehicle access to the site, especially at the south end but also at the north end to some extent
- opportunity for providing internal trail linkage, along an existing desire line which also affords a number of significant views

f. Community Workshop

In the community workshop, the following opportunities were identified for Chief Whitecap Park:

- unleashed dog-running at Chief Whitecap Park
- opportunity to leave Chief Whitecap Park as it is
- habitat enhancement / natural restoration of the cultivated portion of Chief Whitecap Park
- nature appreciation / interpretation / environmental education opportunities at Chief Whitecap Park

g. Supplementary Community Input

A dog walkers group noted the following opportunities with respect to Chief Whitecap Park:

- do nothing, leave the area as is
- stop farming and increase natural area by regenerating natural prairie
- viewing native vegetation
- untouched natural area unique in Saskatchewan within 10 km of Saskatoon
- quiet wildlife watching area
- raw vegetative edge
- horseback riding
- dog walking

- bird watching
- artists
- berry picking
- natural area of utmost importance (natural habitat for animals and plants, hawks, deer, riverbank)
- keep the area for DISCOVERY; don't encourage the public but don't keep the public out; self-selection; no parking lot; those that discover the area on their own initiative will likely be responsible and an appreciative clientele

2.3.4 Cranberry Flats

a. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following opportunity for Cranberry Flats:

dog-walking

b. Previous Planning

From The Meewasin Valley Project:

- interpretive field centre at Cranberry Flats near parking lot
- incorporate a circle of specially designed residential developments around Cranberry Flats and other similar conservation areas, to facilitate 24-hour monitoring of sites without the need for police presence

From Meewasin: 2010 A Twenty Year Vision:

• volunteer land stewardship in conservation is possible in this area

c. Biophysical Resource Analysis

• ecological, interpretive, educational value can be maintained over the long term and could be enhanced if properly managed

d. Land Use Analysis

- current zoning would complement continued uses of the area and any development complementary to such uses
- opportunity to provide equestrian trail access to the site at the southeast corner

e. Community Workshop

In the community workshop, the following opportunity was identified for Cranberry Flats:

• development / designation of a "controlled" beach at Cranberry Flats

2.3.5 Beaver Creek / Beaver Creek North

a. Terms of Reference

The project Terms of Reference identified the following opportunities relating to Beaver Creek / Beaver Creek North:

- equestrian use
- integration of Beaver Creek North with Beaver Creek Conservation Area
- wildlife habitat enhancement
- interpretation
- Beaver Creek Watershed Plan

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following opportunity for Beaver Creek / Beaver Creek North:

• potential integration of BCCA trails with current equestrian trails

c. Previous Planning

From The Meewasin Valley Project:

- public campground, near Highway 219, in the vicinity of Beaver Creek
- long term potential for expansion of Beaver Creek Conservation Area through acquisition of a portion of Canadian Forces Station Dundurn

From Meewasin: 2010 A Twenty Year Vision:

- opportunities for cooperative ventures for conservation should be pursued through programs like the Natural Areas Protection Policy and volunteer stewardship or through easements or other planning agreements
- opportunities to examine vegetation and wildlife experiments at Beaver Creek, to document the natural and agricultural resources of the area and to research the hydrological complex of the area
- opportunity for major expansion for education around the Beaver Creek Conservation Area, in partnership with other public agencies and private organizations

d. Biophysical Resource Analysis

• ecological, interpretive, educational value can be maintained over the long term and could be enhanced if properly managed; there is a base of required infrastructure and site management experience which could be augmented

e. Cultural Heritage Resource Overview

 recorded archaeological resources at the Beaver Creek Conservation Area offer significant interpretive potential and opportunities for further scientific research

f. Land Use Analysis

 current zoning complements continued use and further development of conservation of facilities in the Beaver Creek Conservation Area (excluding Beaver Creek North)

- possible opportunity to provide additional site access, near the northeast corner of the site, in cooperation with Sandhills Stables
- additional land base provided by Beaver Creek North property provides opportunity for expanded interpretive offerings
- proposed highway upgrading may affect the highway crossing of Beaver Creek; opportunity may also be created for enhancing physical access for pedestrians between Beaver Creek and the nearby Brightwater Centre

g. Community Workshop

In the community workshop, the following opportunity was identified for Beaver Creek / Beaver Creek North:

• cultural heritage interpretation at Beaver Creek (relating to the historic Moose Jaw Trail)

2.3.6 Flood Plain Habitat / Unoccupied Crown Land

a. Terms of Reference

The project Terms of Reference identified the following opportunities relating to Flood Plain Habitat and unoccupied Crown lands:

- wildlife habitat enhancement
- natural area protection
- river access

b. Project Coordination Committee

In its initial meeting with the consulting team, the Project Coordination Committee identified the following opportunity for the Flood Plain Habitat and unoccupied Crown lands:

eco-classroom?

From Meewasin: 2010 A Twenty Year Vision:

• opportunities for cooperative ventures for conservation should be pursued through programs like the Natural Areas Protection Policy and volunteer stewardship or through easements or other planning agreements

c. Biophysical Resource Analysis

 the size and location of the property give it significant potential; ecological value of the site would be significantly improved by any management or restoration effort

d. Land Use Analysis

• current zoning of the unoccupied Crown lands would permit development of resource conservation / interpretation facilities

e. Community Workshop

In the community workshop, the following opportunity was identified for the Flood Plain Habitat and unoccupied Crown lands:

canoe launch at the Flood Plain Habitat unit

3. PRELIMINARY DEVELOPMENT CONCEPT

3.1 PRELIMINARY DEVELOPMENT CONCEPT OPTIONS

On the basis of information compiled and analysis undertaken in Phase 1 of the planning process, three preliminary development concept options were prepared, reviewed with the Project Coordination Committee and then presented to the public at a Community Open House held on 31 January 1996. The three concept options were prepared to illustrate the different ways in which identified opportunities could be exploited and identified issues addressed or resolved; thus it was anticipated that a preferred concept would be derived from a "mixing and matching" of elements from all three of the options. These concept options were prepared at a size suitable for display and have not been reduced to report format. A summary of the key proposals contained in each of the concepts is, however, contained in Appendix 4 to the Background Information report (Volume 2).

Attendance at this open house was unprecedented in this consulting team's experience on comparable projects (both for Meewasin and elsewhere) and considerable feedback and comment was received from those who attended and from others who viewed the options both before and after the open house. A summary of all responses received is located in Appendix 5 to the <u>Background Information</u> report.

3.2 PROJECT COORDINATION COMMITTEE REVIEW

The Project Coordination Committee played a vital role in identifying a preferred vision for the East Bank South, as expressed in a Preliminary Development Concept. The Committee reviewed the concept options and, based on consideration of public response to the options, all previous analysis work undertaken in Phase 1 of the process, and other factors considered important to Committee members, used a consensus-building approach to provide direction to the consulting team. This direction consisted of a series of decisions (made by consensus) on all of the elements listed in Appendix 4, save one. Given the diversity of (sometimes conflicting) interests represented on the Committee, it speaks well of the entire Committee that all of the direction provided to the consulting team regarding the content of the Preliminary Development Concept was based on consensus, without a need for compromising fundamental principles on the part of any Committee member.

The one issue, around which the Committee was unable to reach consensus, related to a proposal for the Riverside Country Club to acquire development rights to approximately 7.4 ha of land at the south end of Chief Whitecap Park. Although this was the issue leading to the inability of the Committee reaching consensus, the Committee's deliberations were "stalled" at a more fundamental level; that is, the issue of whether or not land should be alienated from Chief Whitecap Park for any

purpose, under any conditions. Given the importance of this issue, and the Committee's inability to reach consensus, it was deemed necessary and appropriate to consult with, and receive direction from, the Meewasin Board in this regard.

It was the view of the Project Coordination Committee that direction from the Board was important, in terms of both the Committee's collective vision for the East Bank South, and the issue of alienating land from Chief Whitecap Park. It was the consulting team's belief that the integrity of the Committee's vision could be retained either without or, under appropriate conditions, with alienation of land from the Park.

On 26 April 1996, the Meewasin Board reviewed the Preliminary Development concept, received comments from Meewasin staff and advisory committees and from interested members of the community, and endorsed the overall vision expressed in the preliminary concept (with a few minor revisions), although no direction was provided by the Board with respect to the fundamental issue of alienation of land from Chief Whitecap Park or from any lands in the East Bank South.

3.3 THE CONCEPT

3.3.1 Goals and Objectives

The goals of the East Bank South Development Plan will be:

- 1. To enhance biodiversity and natural habitat values in the East Bank South.
- 2. To maintain and enhance permitted recreation and interpretation opportunities and resource conservation initiatives in the East Bank South.
- 3. To provide opportunities for enhanced public access, use and enjoyment of lands along the South Saskatchewan River in the East Bank South.
- 4. To establish a basis for cooperation and partnerships aimed at enhanced stewardship of the entire East Bank South area, both within and beyond the Meewasin Valley.

Achieving the following objectives will demonstrate progress in following the broad direction established by the above goals:

1. To provide a systematic framework and approach for restoration / reclamation of previously disturbed sites and areas in the East Bank South.

- 2. To provide a continuous public river valley or near-valley linkage, to the extent feasible given terrain and land use constraints, from Diefenbaker Park to the Flood Plain Habitat Property.
- 3. To undertake any development only at locations, and only in a manner, that both meets demonstrated public needs and is appropriate to the ecological setting.
- 4. To ensure that adverse impacts of development and activity, on both natural and cultural heritage resource values, are minimized and appropriately mitigated.
- 5. To ensure that there is no net loss of public access, use or development control in the East Bank South.
- 6. To explore alternative means to public ownership or development control, for the purposes of enhancing land stewardship and, thus, resource values through the length of the East Bank South area.

Achieving the above objectives dictates that an appropriate <u>balance</u> be established between resource conservation / protection and the provision of opportunity for development / activity. To strike such a balance, there is a need to be respectful of, and sensitive to natural resource values and capabilities, cultural heritage resource potentials and sensitivities, current human activities and land use / ownership patterns in and near the East Bank South, and the changing recreational, educational other needs of a growing and aging population along and near the Meewasin Valley. In addition, it will be important to recognize, respect and retain sensitivity to the needs, concerns and priorities of neighbouring land owners.

3.3.2 Linkages (Drawing 2)

The proposed trail linkage system in the East Bank South consists of a series of trail types, including primary, secondary and casual trails. As the five separate properties in the East Bank South portion of the Meewasin Valley are all separated by significant quantities of intervening lands not within the Meewasin Valley, this plan does not specifically address the provision of a continuous public trail linkage between the properties.

Moriyama's 100-year conceptual master plan for the Meewasin Valley is based on the operational model of *links* and *nodes*. The East Bank South is, in this context, a series of nodes (i.e. the individual properties) and the theme of *linkage*, set out in Moriyama's plan, suggests that linking these nodes should continue to be considered

a desirable aim. The East Bank South Development Plan does, therefore, support the principle of a continuous linkage, through the East Bank South area, to "improve [public] access to and along the river for a rich and diverse range of activities and needs." Given that Meewasin has no jurisdiction in the areas between the five East Bank South properties, it is clear that any development of a continuous trail linkage between Diefenbaker Park and the Flood Plain Habitat Property will require the involvement of other parties and the support and cooperation of both the Rural Municipality of Corman Park and private land owners.

It is also possible that the recently-proposed Trans-Canada Trail could pass through or in close proximity to the East Bank South area. Should this occur, the opportunity could exist to connect with this national trail system and/or to have any river valley or near valley trail system serve as a significant segment of the Trans-Canada Trail as far north as Saskatoon.

3.3.3 The East Bank South Properties

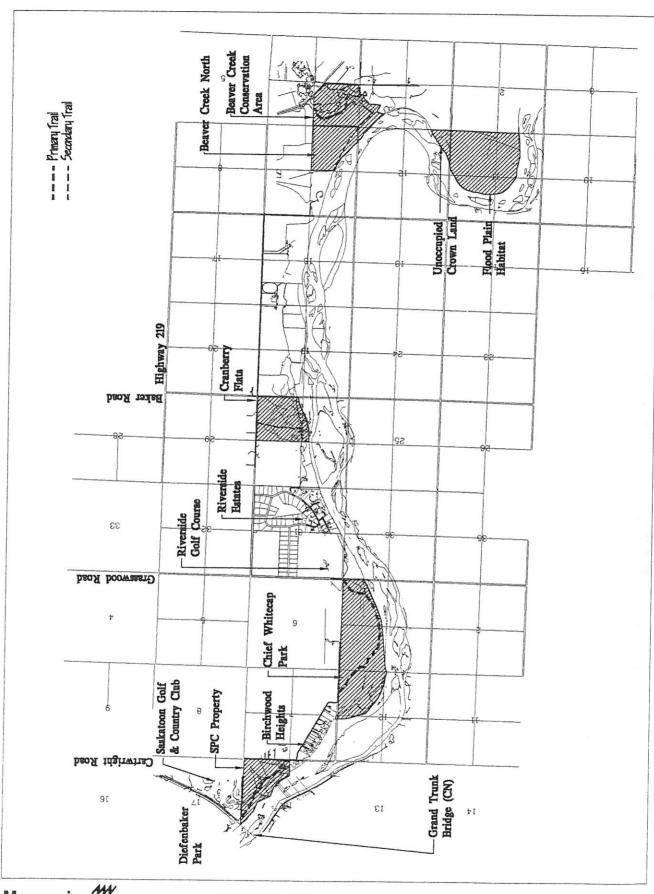
Drawings 3a through 3e illustrate, conceptually, the proposed vision for the five properties in the East Bank South which are contained within the Meewasin Valley.

a. SPC Property (Drawing 3a)

The SPC Property serves, for the most part, an important public utility function, in that it is the site of a large number of power lines and associated structures (primarily toward the south end of the property) and most of the property is owned by the Saskatchewan Power Corporation. This function (and ownership) is expected to continue in the long term.

Recreational use of the SPC Property is currently limited to dog walking / running, unauthorized vehicle use along the top of (and, in places, down the face of) the valley wall, and mountain biking and casual "exploration" and play along the numerous "monkey trails" which traverse the valley wall.

The vision for this property builds on this utility function but also overlays opportunities for complementary leisure time activities and associated low key development. It is important to note that SaskPower's primary concern with respect to future use of the property is that it must maintain access to its facilities for whatever purposes it deems necessary. Further, if, in the course of carrying out its required activities, SaskPower damages or destroys any development carried out on its land, it will not be responsible for making good any such damage.



Meewasin SEPTEMBER 1996

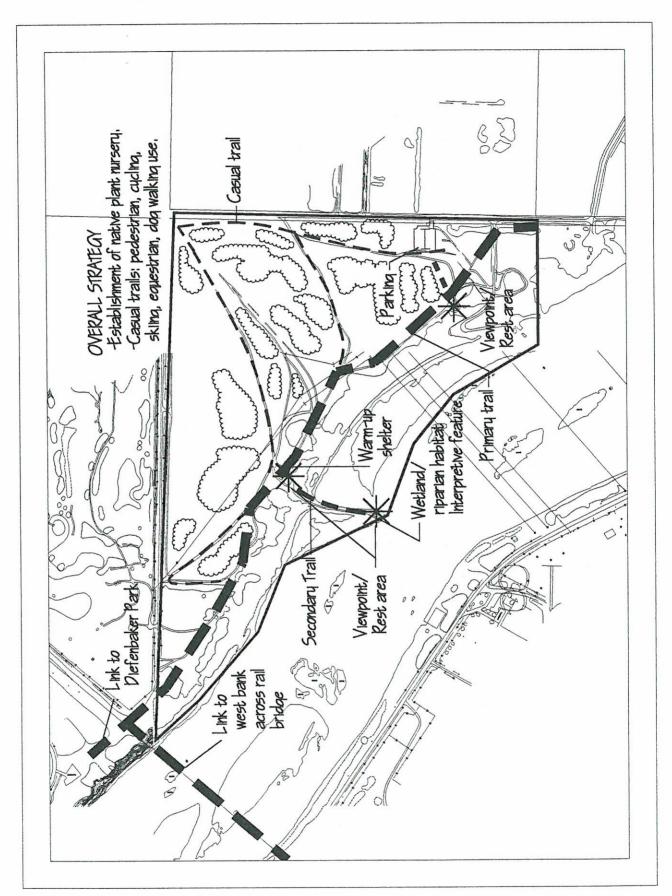
EAST BANK SOUTH

DEVELOPMENT PLAN

10.25 0.5 1.0 2.0km

HILDERMAN WITTY CROSSY HANNA & ASSOCIATES Landscape Architects and Planners Selection

DEVELOPMENT CONCEPT: TRAIL LINKAGES



Meewasin SEPTEMBER 1998

EAST BANK SOUTH

DEVELOPMENT PLAN

G 20 90 100 200m

SPC PROPERTY
DEVELOPMENT CONCEPT

In terms of area, the major proposal for future use of this property is also, in a sense, a "utility" use. Meewasin, the City, SaskPower and other agencies are increasingly active in site restoration and reclamation activities. Indeed, in the East Bank South alone, proposals are set out in this plan for major restoration initiatives. It is proposed that a large portion of the SPC Property upland be set aside for establishment and use of a native plant material nursery, with the material, once propagated and brought to usable size (or seed, once produced and collected), transferred to restoration sites as required. The design and operation of such a nursery will need to respect limitations placed on it by SaskPower's facilities but such a use is seen to have a number of additional benefits, including the following:

- establishment of a native plant material nursery would "clean up" a site already extensively disturbed by the introduction and invasion of exotic plant species;
- such a nursery could serve a public education function, not unlike an arboretum, where interested people can learn more about the appearance and other characteristics of native species, their potential uses and the related benefits of their use (e.g. wildlife habitat, water conservation, etc.); and
- aside from ensuring that public use does not damage new plantings or interfere with "harvest" operations, their would be a minimal need to restrict other, low impact activities from occurring in the nursery area (e.g. dog walking / running, cross-country skiing, etc.); indeed, people involved in such activities would likely find the environment considerably more pleasant than is currently the case on the upland portion of the SPC Property.

As noted above, the primary Meewasin Valley Trail is proposed to follow along the top of the valley wall, through the length of the SPC Property. Low key complementary development is proposed along the trail, including rest areas / viewpoints and a warm-up shelter for winter users. A secondary trail is proposed to extend down the valley wall to the groyne that has been developed out into the river. As a result of groyne construction, natural processes have subsequently resulted in the creation of an interesting wetland and riparian habitat, with considerable interpretive potential. A small interpretive feature is proposed to be located at or near the end of the groyne, relating to this habitat as well as to the valley wall vegetation communities.

Vehicle access to the SPC property is proposed to be provided near the southwest corner of the property, from Cartwright Road, to a small parking lot. From this parking lot, convenient access would be provided to the primary trail.

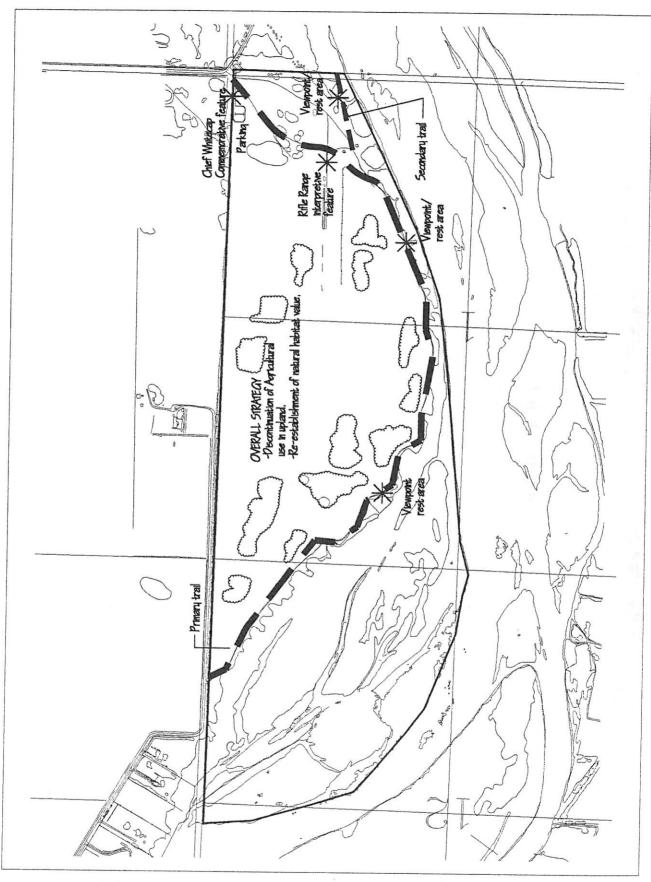
b. Chief Whitecap Park (Drawing 3b)

Chief Whitecap Park is, relative to many public areas along the river valley outside Saskatoon, subject to low overall levels of leisure time activity, including dog walking and running, horseback riding, mountain biking, hiking and strolling and, at certain times of the year, berry picking. Although not heavily used, the area is highly valued by those who do use it. In terms of area, the dominant land use on the property is agriculture, with a local farmer taking both annual and perennial crops off the vast majority of the upland portion. A lower river terrace, separated from the upland by a steep valley wall, is used only to the extent that "monkey trails" have been created for hiking, mountain biking and "exploring".

The vision for Chief Whitecap Park builds on current activities (although the use of the Park by pet owners would be subject to Meewasin's Public Parks Bylaw) and provides only for minimal facility development. The major proposed initiative for the property is a natural restoration of, and re-establishment of natural habitat values on, the upland portion. This includes both the large, farmed portion of the upland and a smaller section of the upland which, though not actively cultivated today, has been significantly affected by past land use practices, including a military rifle range, a golf driving range, parking lots and revegetation of aggressive non-native plant species.

Aside from the proposed natural restoration of the upland, the only development proposed for the site includes:

- extension of the primary trail from the north end of the upland, following the route of an existing dirt trail along the top of the valley wall to the vicinity of the rifle range and then southeast to the end of Grasswood Road;
- development of two low key rest stops / viewpoints for trail users at locations which already are stopping points along the existing dirt trail;
- development of a secondary trail from the primary trail in the vicinity of the rifle range to the southwest corner of the property (where a low key rest stop viewpoint would be developed);
- a modest interpretive feature relating to the historical use of the land as a military rifle range; and
- a feature, at the south entry to the Park, commemorating Chief Whitecap (after whom the Park is named and who played a significant role in the settlement history of Saskatoon).



Meewasin ANK SOUTH

EAST BANK SOUTH

DEVELOPMENT PLAN 0 22 30 100 200m

HILDERMAN WITTY CROSSY HANNA & ASSOCIATES Landscape Architects and Planners Scakatoor

CHIEF WHITECAP PARK
DEVELOPMENT CONCEPT



Vehicle access to the Park would be provided only at the south end, from Grasswood Road, to a small parking lot, from which convenient access is afforded to the primary trail.

It is recommended that river edge sites on the lower terrace be considered appropriate for periodic use (as required) for river canoeists travelling downstream to Saskatoon, although no facility development is proposed to accommodate this activity. This stretch of Riverbank is the only area where such use is feasible in any proximity to the City inasmuch as camping is not permitted by Meewasin on Wilson Island (5 km upstream near Cranberry Flats).

c. Cranberry Flats (Drawing 3c)

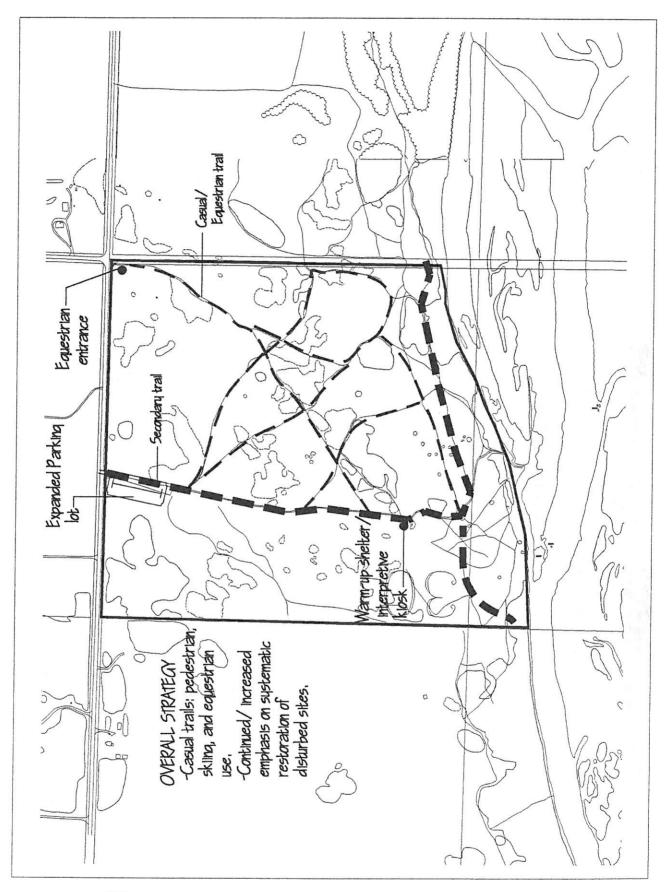
Unlike Chief Whitecap Park, Cranberry Flats is a heavily used site during the summer, primarily for beach and related activities (although other casual recreational and interpretive activity is also ongoing). Basic services / facilities have been developed at Cranberry Flats, including a small parking lot, washroom facility, potable water supply, low key interpretive facilities and a boardwalk on the valley wall to minimize the impact of heavy traffic on the sandy soils.

The vision for Cranberry Flats "stays the course", in terms of the overall role of the property. In this sense, proposed development is limited to upgrading the capacity of certain facilities, providing for more year-round use, and some enhancement of interpretive opportunities.

It is proposed that the parking lot at the main vehicle entry to Cranberry Flats be doubled in size, through the addition of a second, double-loaded cell immediately north of the existing parking lot. The need for increased parking capacity is evident during any summer weekend, when the existing lot is full and vehicles are parked along both sides of the grid road to the north and south of the entry.

An alternative approach is proposed for the existing equestrian gate at the southwest corner of the property. It is suggested that rather than using a locked gate, with keys distributed to certain people, a gate be installed which would allow for access on horseback and on foot but would preclude access on motorcycles or ATV's.

A modest warm-up shelter / interpretive kiosk is proposed in the vicinity of the existing washroom facility. Such a structure need not be an enclosed building with the need for utilities; rather, a "sun-trap" structure, providing shelter from winter winds and summer rain, and within which interpretive panels could be used to tell more of the natural history, processes and features of Cranberry Flats could be told, is all that would be required.



Meewasin AND SEPTEMBER 1998

EAST BANK SOUTH

DEVELOPMENT PLAN 0 20 30 100 200m

CRANBERRY FLATS
DEVELOPMENT CONCEPT

In the upland portion of the property, opportunities exist to use a portion of the existing trail network for equestrian purposes and/or hiking, interpretation, "exploration", etc. and, in winter, for cross country skiing. The vast majority of use will continue to focus on the "beach". Further provision for ongoing and increased levels of such activity will be dealt with in terms of resource management approaches to "hardening" this portion of the site and the corridor followed by those using the beach area.

d. Beaver Creek Conservation Area (Drawing 3d)

The Beaver Creek Conservation Area offers personal and non-personal interpretive programs to the general public, with a personal program delivery focus to local and area Grade 5 school students. The interpretive theme of Beaver Creek is "a creek forming a valley and a valley forming habitats." Within this theme, interpretive programs emphasize the flora, fauna and ecological relationships in the area. Annual visitation to Beaver Creek ranges between 20,000 and 30,000. Three permanent interpretive staff are employed at the Conservation Area, and their capabilities are supplemented by two seasonal staff and additional casual employees. Major facility development at Beaver Creek includes the interpretive centre, an access road and parking lot and a network of interpretive trails (including a number of creek crossings). Beaver Creek North has been a part of the Conservation Area operation for the past three years; one interpretive trail has been extended into this "annex", which is leased to Sandhills Stables for the purposes of horseback trail riding.

As for Cranberry Flats, the vision for the Beaver Creek Conservation Area (including Beaver Creek North) effectively "stays the course", in terms of the overall role of the property. Similarly, proposed development is limited to increasing the capacity of certain facilities and to enhancement of interpretive opportunities.

Key development proposals include:

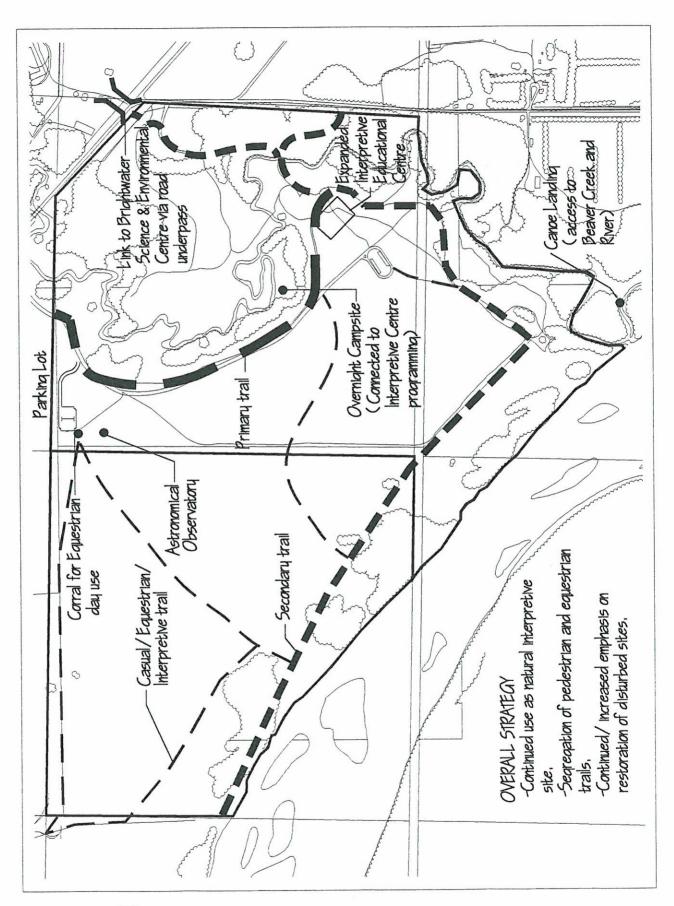
- expansion of the interpretive centre (as required), to:
 - increase visitor capacity
 - provide sufficient staff and administrative space
 - accommodate new program initiatives that may evolve (e.g. specialized environmental / conservation training or education programs, joint offerings with the Brightwater Centre, etc.);
- small astronomical observatory (in association with University of Saskatchewan), to complement ecological emphasis of current programming;

- horse corral, and associated opportunity for guided horseback riding trails in Beaver Creek North (in partnership with Sandhills Stables), as both an additional interpretive opportunity and a small revenue generation activity;
- small group camping area, for use only as part of the interpretive program; groups would be able to use this area (advance booking only) as part of a broader offering, not unlike the overnight stays being offered to groups at Wanuskewin Heritage Park;
- primary and secondary trail linkages;
- additional interpretive trails (as required) in Beaver Creek North (segregated from equestrian trails);
- a secondary trail linkage from the southeast corner of the Conservation Area to the Brightwater Centre, including a below-grade crossing of Highway 219 (there will be a need to approach Saskatchewan Highways and Transportation to determine the technical feasibility of such a crossing and to incorporate the proposal into designs for Highway 219 upgrading); and
- a canoe landing at the meander cut-off near the mouth of the creek, to facilitate access, by river canoeists, to the Conservation Area without the need to paddle up the creek (note: this would be on private land and would require the support and cooperation of the land owner).

e. Flood Plain Habitat Property (Drawing 3e)

The Flood Plain Habitat Property (including a parcel of unoccupied Crown land) offers significant potential for enhancement of biodiversity and habitat values in the East Bank South. Most of the property is under long term lease from Saskatchewan Agriculture and Food to a local farmer, who uses the area for cattle grazing and production of perennial forage crops.

The vision for this property is, ultimately, one in which the natural habitat values of the area are restored and the area is, for the most part, set aside as a natural area in which intrusions from any form of human activity or development are minimized. Such a vision would require the discontinuation of agricultural activities, which may only be possible upon expiry of the existing long term agricultural lease on most of the property.



Meewasin SEPTÉMBER 1994

EAST BANK SOUTH

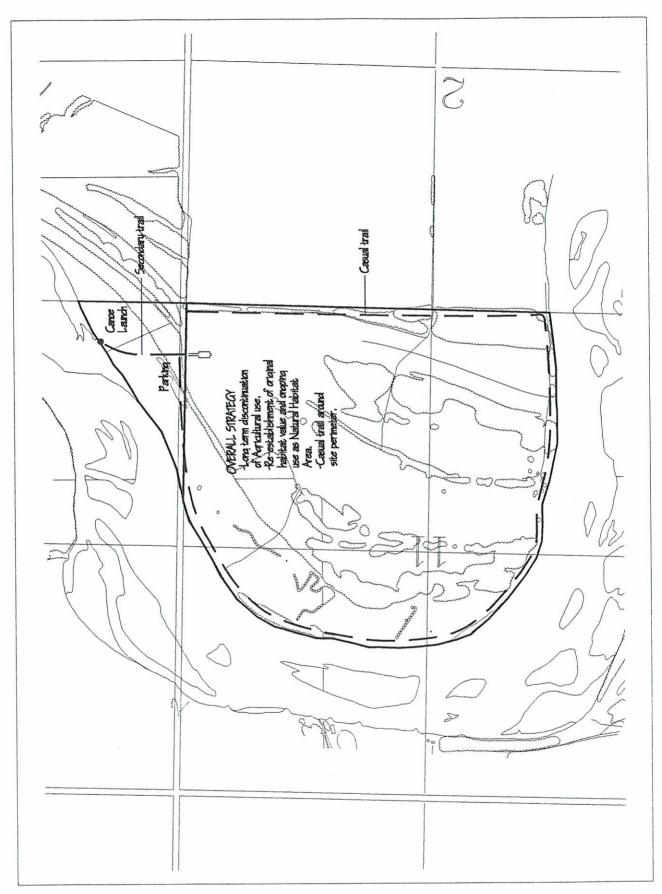
DEVELOPMENT PLAN

0 20 50 100 200m

BEAVER CREEK
DEVELOPMENT CONCEPT

Notwithstanding the potentially long period before the ultimate vision can be realized, there are a number of minor development proposals which could be implemented in the interim. They include the following:

- development of a canoe launch in the unoccupied Crown land portion of the property; such a facility would provide the only designated put-in / take-out point for canoes along the east bank of the river between Saskatoon and Round Prairie (approximately 50 km upstream);
- road, parking lot and secondary trail development to provide access to the canoe launch;
- development of a casual perimeter trail around the leased portion of the property; this would require the support and cooperation of the leaseholder, development of a cattle fence (to separate trail users from livestock) along at least a portion of this trail where it follows the river edge, and provision of an alternative water source for the livestock (which presently use the river as the only water source); and
- development of seasonal a cross country ski trail network on the property (which would be used only when cattle are not on-site and would require the cooperation and support of the leaseholder)



Meewasin SEPTEMBER 1998

EAST BANK SOUTH

DEVELOPMENT PLAN 020 50 100 200m

FLOOD PLAIN HABITAT
DEVELOPMENT CONCEPT

4. PRELIMINARY RESOURCE MANAGEMENT PLAN

4.1 OVERVIEW

Conservation-oriented resource management consists of developing, implementing, monitoring and evaluating a coordinated course of actions aimed at conserving intrinsic and assigned values within areas affected by human activity or utilization. The resource management strategy identifies the approaches and techniques that will be used to meet specified goals and objectives. The basis for the strategy includes both a knowledge of the resources, obtained through surveys, inventories and assessments, as well as an understanding of the scope of planned uses, activities or developments.

4.2 GOALS AND OBJECTIVES

The goals of resource management within the Conservation Zone in the East Bank South area will be to:

- maintain or enhance the integrity of significant natural and cultural resources;
- accommodate approved land and resource use activities and associated infrastructure; and
- maximize the long term cost effectiveness of the management program.

Striving for these goals will involve attaining the following objectives:

- to ensure that adverse impacts on all resources are minimized;
- to provide special protection to ecologically sensitive sites and species, valuable cultural heritage features and important viewscapes; and
- to undertake reclamation other intervention where resources are determined to be deteriorating or degraded, or where enhancement opportunities are identified.

4.3 APPROACH AND TECHNIQUES

A number of methods will be used concurrently in achieving the goals and objectives. Included are a mix of general approaches and specific techniques primarily related to what activities may occur, where they may occur and in what manner.

4.3.1 Zoning

The optimum spatial arrangement of activities and development will initially be determined by relating sensitivity of landscape units to the impact potential of activities and infrastructure. The intent is to ensure that all uses approved for the area are as compatible as they can be with the locations in which they occur. To obtain the "best fit", relatively higher impact uses are relegated as much as possible to the least sensitive locations. In addition, performance standards will be identified which increase the degree of compatibility by setting resource protection objectives.

Three zones are proposed for the East Bank South area properties:

- a Development Zone, primarily encompassing landscape units of low to moderate sensitivity, and to which most activities and infrastructure of high impact potential are relegated;
- an Activity Zone, primarily consisting of landscape units of moderately low to moderately high sensitivity, and in which activities and infrastructure of moderate or low impact potential are generally deemed to be compatible; and
- a Protection Zone, primarily encompassing landscape units of moderate to high sensitivity, and in which activities and infrastructure of low impact potential are generally deemed to be compatible.

4.3.2 Detailed Assessment and Planning

Zoning delineates what compatible activities and infrastructure may be, and where, in general, they will be considered appropriate. However, a necessary part of an effective "anticipate and prevent" approach to protecting resource integrity is to also carry out both detailed site assessments and careful facility design procedures prior to any facility development. This will be done to identify specific features that would be affected, including (but not limited to):

 landform conditions prone to initiation or acceleration of soil degradation or impairment of drainage or water quality;

- locations of special habitats or rare species;
- potential or known important cultural heritage features or artifacts resources;
 and
- significant aesthetic features, viewscapes and visual or noise intrusion considerations.

The mitigation required to meet performance standards will include (but not be limited to) design-, construction- and maintenance-related measures to:

- minimize the extent and degree of physical intrusion in affected locations; and
- to the extent practical, replace or restore resources disturbed by development.

4.3.3 Monitoring and Evaluation

An ongoing monitoring program is the only means of determining whether objectives are being met. The scale of such a program will necessarily be determined by both cost and the nature of the circumstances being monitored. The techniques used will include (but not be limited to):

- use of aerial and surface photography;
- regular surveillance of conditions at established monitoring sites; and
- periodic reassessment of overall condition of the resources.

4.3.4 Active Management

A minimal intervention approach allows for natural systems to accomplish management objectives as cost effectively as possible. However, the effects of past and anticipated human activity will require some measures to be taken, including (but not limited to):

- establishment of plantings using native species primarily or exclusively;
- removal of exotic species or inappropriate structures, with special emphasis on those areas delineated (on Drawings 4a through 4e) as "exotic" or "disturbed exotic" (note: such removal of exotic vegetation species will often need to occur in association with a coordinated program to establish native

plantings, to ensure that the soil is not left exposed and susceptible to accelerated wind or water erosion);

- augmenting or accelerating ecological processes affecting flora or fauna;
- reinforcing certain sites or surfaces to reduce susceptibility to impact; and
- shifting or limiting human activity as required to accomplish reclamation.

4.4 RECOMMENDATIONS

4.4.1 Area Wide

a. Maintain / Improve the Information Base

The biophysical framework and landscape unit maps provide a foundation that could be augmented as the need and opportunity arises. The additional / new information may be acquired over a period of several to many years and may possibly be obtained from various sources. For example, area naturalists might agree to contribute fauna sighting records or to undertake volunteer inventories of flora in specific landscape units. In addition, the results of detailed site assessments and mitigation planning, associated with any development which may occur, could be added as it becomes available.

It is recommended, therefore, that the 1995 information be set up on a GIS platform in order to develop a tool for readily maintaining, updating and expanding on the foundation.

b. Continue the Resource Management Planning Process

The resource management plan presented in this document is supported by the results of reconnaissance-scale inventory and assessment work completed during summer of 1995. That information, contained in the Background Information report (Volume 2), provides a basis for only preliminary planning. Further specifics, including, for example, precise locations for particular tasks, costs estimates, implementation requirements and schedules, would require additional field investigations.

It is recommended that Meewasin continue the planning process to the level of detailed resource management plans for each East Bank South property as need and opportunity allows. The most expedient approach will likely be to combine this as part of the more detailed site assessment and planning which would need to be done in advance of proposed developments.

4.4.2 SPC Property

This area is presently in a relatively degraded condition, primarily as a combined result of the various unmanaged activities that have been occurring. It is recommended that the initial resource management actions consist of the following:

- removal of garbage and any unnecessary infrastructure, such as the concrete structure on the northern part of valley slope;
- measures to restrict (unauthorized) vehicle access throughout the property, especially on or down the slope, including closure of the groyne-top "road";
- a program of removal of exotic trees and shrubs, including Manchurian elms and caragana and buckthorn (refer to Drawing 4a for location and extent of areas most heavily invaded by exotic species); and
- planting of native grasses and shrubs along portions of the valley slope that were cleared of trees and shrubs and are now open or eroding (refer to Drawing 4a for location and extent of unvegetated areas).

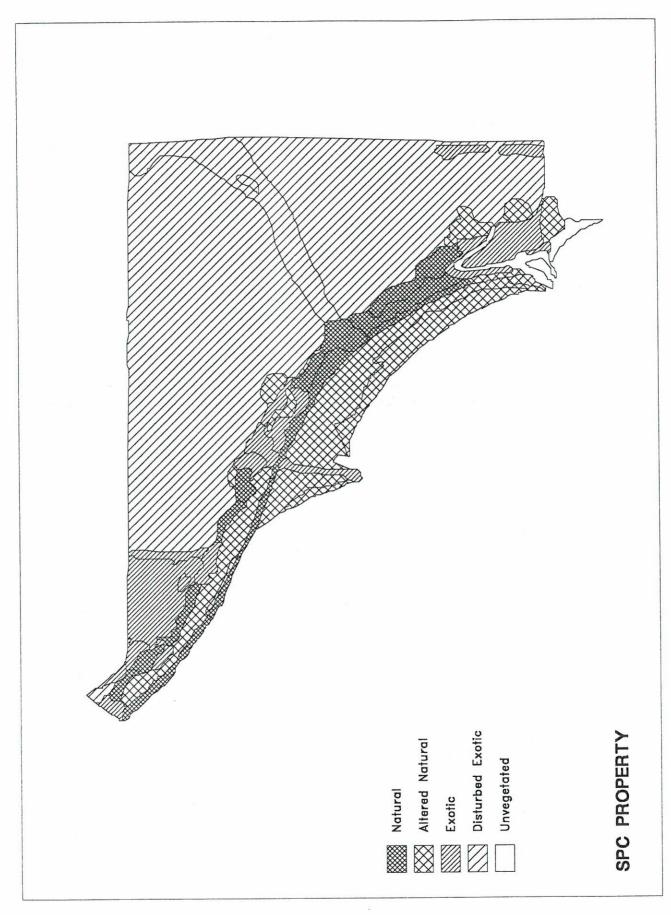
4.4.3 Chief Whitecap Park

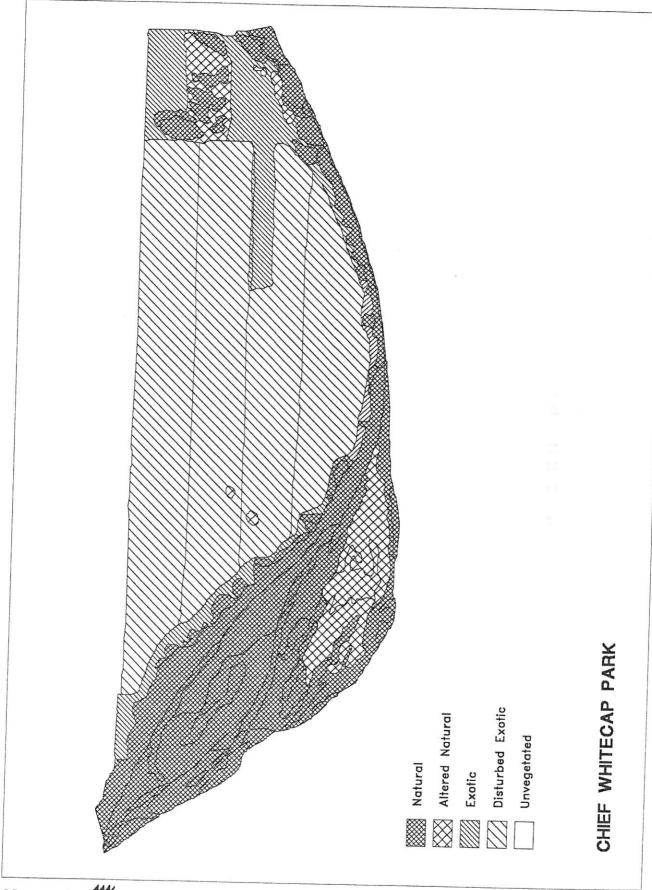
A major portion of this property is under agricultural use at present. The initial requirement is thus to:

- place the area that was in annual crop (in 1995) under longer term cover by seeding it to grass, such as a wheatgrass cultivar, as soon as possible; and
- phase out the haying on the upland terrain over a three year period.

In addition, initial management should include:

• removal of exotic trees and shrubs, such as Manchurian elms and buckthorn (refer to Drawing 4b for location and extent of areas most heavily invaded by exotic species).





Meewasin A SEPTEMBER 1996

EAST BANK SOUTH

DEVELOPMENT PLAN

23 50 100 200-

CONDITION

4b

4.4.4 Cranberry Flats

This property is operated as a Conservation Area and, at times, receives relatively heavy use. The vegetative composition has been affected by past disturbance, but some restoration work has been carried out. It is recommended that:

- efforts to reduce the distribution of exotic species should be increased (refer to Drawing 4c for location and extent of areas most heavily invaded by exotic species); and
- locations exhibiting impact from excessive pedestrian or equestrian traffic be temporarily closed to facilitate restoration by seeding or other means.

4.4.5 Beaver Creek

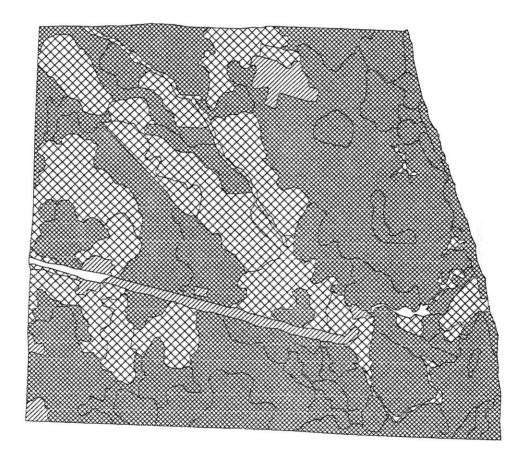
This property is also operated as a Conservation Area receiving relatively high levels of use. There is both supervision by interpretive staff and some ongoing infrastructure and vegetation management activity. It is recommended that:

- efforts to reduce the distribution of exotic species should be increased (refer to Drawing 4d for location and extent of areas most heavily invaded by exotic species); and
- locations exhibiting impact from excessive pedestrian or equestrian traffic be temporarily closed to facilitate restoration by seeding or other means.

4.4.6 Flood Plain Habitat Property

The property is primarily receiving extensive use for grazing and haying resulting in reduction of habitat value for wildlife. It is recommended that, in consultation with, and the cooperation of, the lessee:

- a livestock watering system and electric fencing be used to preclude the need for cattle to be nearer than 50 m from the riverbank;
- cattle stocking rates be reduced; and
- haying be carried out on a delayed-cut basis (after July 15) to enhance cover value for nesting birds.

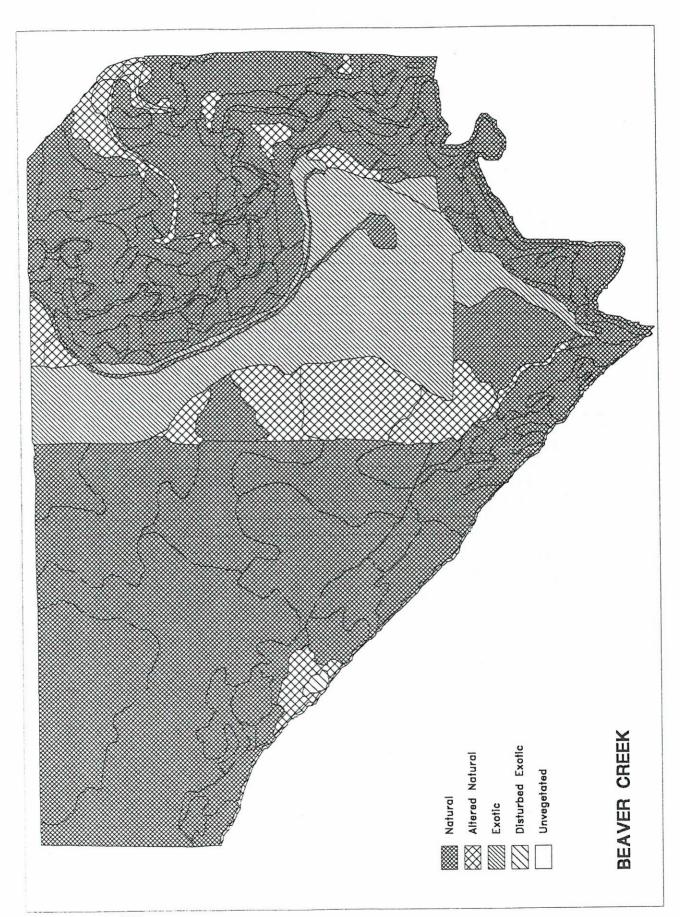


CRANBERRY FLATS

Disturbed Exofic Exotic

Meewasin ## EAST BANK SO **DEVELOPMENT PLAN**

CONDITION



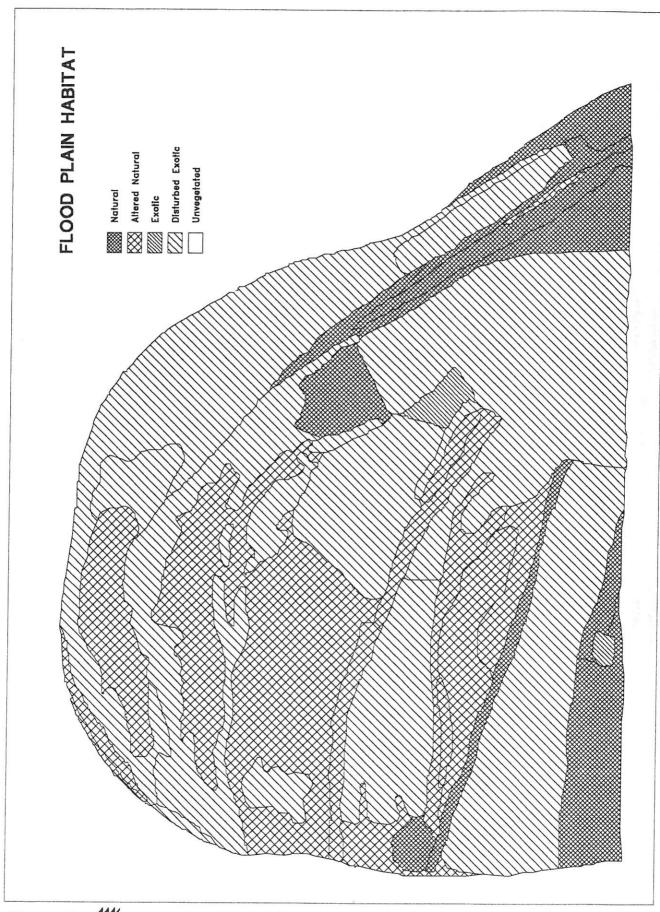
Meewasin SEPTEMBER 1996

EAST BANK SOUTH

DEVELOPMENT PLAN

0 20 50 100 200m

CONDITION



Meewasin SEPTEMBER 1996

EAST BANK SOUTH

DEVELOPMENT PLAN

120 50 100 200m

HILDERMAN WITTY CROSSY HANNA & ASSOCIATES Landscape Architects and Planner Sociations

CONDITION

5. DEVELOPMENT POLICIES AND GUIDELINES

Based on the direction established by the East Bank South Development Concept and the Preliminary Resource Management Plan, the development policies and guidelines set out in this section will serve as the land use and development policies and guidelines to be incorporated into Meewasin's Development Plan. Such policies and guidelines will be used to guide development and activity in the East Bank South.

5.1 INTRODUCTION

5.1.1 Purpose and Scope

These development policies and guidelines have been prepared as an amendment of the Meewasin Valley Authority's Development Plan. As indicated in Section 11.3 of *The Meewasin Valley Authority Act*, a development plan may contain:

- (a) a statement of the objectives for the future development and conservation of Meewasin Valley;
- (b) statements of policy with respect to:
 - (i) the development and use of land under the authority's jurisdiction;
 - (ii) the conservation and improvement of the physical environment;
 - (iii) conservation education;
 - (iv) the provision or undertaking of service facilities, improvements and landscape construction within Meewasin Valley;
 - (v) the development of transportation, electrical and communication systems;
 - (vi) the control of hazard areas;
 - (vii) the management and preservation of historical resources, forested areas, natural and wildlife areas and water storage areas;
 - (viii) gravel pits, quarries and mineral resource areas;
 - (ix) the relationship between Meewasin Valley and adjacent development;
 - (x) coordination with the programs of participating parties or other local governments; and
 - (xi) any other matter that the authority considers advisable;
- (c) guidelines for land use and development of improvements by persons and participating parties;

- (d) concept or detailed design plans for particular areas under the authority's jurisdiction; and
- (e) a capital works forecast for the authority.

The policies and guidelines contained herein are intended to provide the direction and basis required for the evaluation of development proposals by Meewasin in the East Bank South. They are intended to establish the type and range of acceptable uses for the properties in the West Bank South, set out guidelines for conditions under which improvements may take place and establish, in a conceptual fashion, development initiatives which Meewasin may wish to undertake.

This amendment to Meewasin's Development Plan is derived from a two-volume report entitled <u>East Bank South Development Plan</u>, which documents a comprehensive process of data collection and analysis, community consultation and planning. A key planning component of that study is the East Bank South Development Concept, which illustrates a vision for the future of the East Bank South that is reflected in the policies and guidelines contained herein. As a concept, the Development Concept should be seen as a flexible expression of a vision for the future, subject to revision and refinement over time, as circumstances, needs and priorities change.

5.1.2 Study Area

The East Bank South consists of five separate land units, totalling approximately 537 ha in extent, south (upstream) of the Grand Trunk (CN) railway bridge, on the east side of the South Saskatchewan River. These land units are separated by extensive areas of privately-owned property (much of which abuts the river) that lies beyond the boundaries of the Meewasin Valley. These intervening lands (all of which are in the Rural Municipality of Corman Park No. 344) are used for a wide range of uses, including agricultural, rural residential and private recreational uses. As private lands outside the Meewasin Valley, these intervening lands are in no way subject to the policies and guidelines contained herein, although they do play a role in influencing both the East Bank South Development Concept and these policies and guidelines.

The five land units comprising the East Bank South are as follows:

a. SPC Property

This area occupies approximately 55.6 ha in the northeast and southeast quarters of Section 18-36-5-W3M. That portion of the property within the northeast quarter of Section 18 lies within the City of Saskatoon and is owned by the City. The

remainder of the property is in the R.M. of Corman Park is and is owned by the Saskatchewan Power Corporation.

b. Chief Whitecap Park

Chief Whitecap Park occupies approximately 153.2 ha in:

- those portions of the southeast and southwest quarters of Section 12-36-6-W3M lying to the east of the South Saskatchewan River; and
- those portions of the northwest, northeast and southeast quarters of Section 1-36-6-W3M lying to the east of the South Saskatchewan River.

Chief Whitecap Park is owned by the City of Saskatoon.

c. Cranberry Flats

Cranberry Flats Conservation Area, occupying approximately 69.3 ha, is situated in the southeast quarter and that portion of the southwest quarter lying east of the river in Section 30-35-5-W3M. It is owned by the City of Saskatoon and operated, as a conservation area, by Meewasin.

d. Beaver Creek

The Beaver Creek land unit consists of two contiguous properties (collectively referred to here as the Beaver Creek property) occupying a total area of approximately 129 ha. The two properties and their locations are:

- the original Beaver Creek Conservation Area, in that portion of the northwest quarter of Section 6-35-5-W3M lying to the northwest of Highway 219 and that portion of the northeast quarter of Section 1-35-6-W3M lying to the north of Beaver Creek; and
- the Beaver Creek North property, in those portions of the southwest quarter of Section 7-35-5-W3M and the southeast quarter of Section 12-35-6-W3M lying to the east of the river.

The former property is owned by the City of Saskatoon and operated, by Meewasin, as a conservation area; the latter is owned and operated by Meewasin.

e. Flood Plain Habitat Property

This land unit also consists of two contiguous properties, which together occupy a total area of approximately 128.9 ha. The two properties are:

- a parcel of unoccupied Crown land in that portion of the southwest quarter of Section 12-35-6-W3M lying to the right of the river; and
- a parcel of leased provincial Crown land in that portion of Section 11-35-6-W3M lying to the right of the river.

5.2 GOALS AND OBJECTIVES

5.2.1 Meewasin Goals

The Meewasin Valley Authority is a public agency with three primary areas of focus: resource conservation; river valley improvement; and public education. These areas of focus are reflected in Meewasin's goals, as follows:

- 1. To protect the natural and heritage resources of the Meewasin Valley.
- 2. To develop and encourage projects which enhance the natural and heritage resources and add to the quality of life in the Saskatoon area.
- 3. To increase awareness and understanding of the natural and heritage resources of the Meewasin Valley.

5.2.2 Goals and Objectives of the East Bank South Development Plan

The goals of the East Bank South Development Plan will be:

- 1. To enhance biodiversity and natural habitat values in the East Bank South.
- 2. To maintain and enhance existing recreation and interpretation opportunities and resource conservation initiatives in the East Bank South.
- 3. To provide opportunities for enhanced public access, use and enjoyment of lands along the South Saskatchewan River in the East Bank South.
- 4. To establish a basis for cooperation and partnerships aimed at enhanced stewardship of the entire East Bank South area, both within and beyond the Meewasin Valley.

Achieving the following objectives will demonstrate progress in following the broad direction established by the above goals:

- 1. To provide a systematic framework and approach for restoration / reclamation of previously disturbed sites and areas in the East Bank South.
- 2. To provide a continuous public river valley or near-valley linkage, to the extent feasible given terrain and land use constraints, from Diefenbaker Park to the Flood Plain Habitat Property.
- 3. To undertake any development only at locations, and only in a manner, that both meets demonstrated public needs and is appropriate to the ecological setting.
- 4. To ensure that adverse impacts of development and activity, on both natural and cultural heritage resource values, are minimized and appropriately mitigated.
- 5. To ensure that there is no net loss of public access, use or development control in the East Bank South.
- 6. To explore alternative means to public ownership or development control, for the purposes of enhancing land stewardship and, thus, resource values through the length of the East Bank South area.

5.3 DEVELOPMENT POLICIES AND GUIDELINES

5.3.1 Area Wide Policies and Guidelines

a. Establishing "Fit" Between Development / Activity and Natural Resources

These policies and guidelines serve as a guide to assist in making specific decisions pertaining to approval of land and resource use activities, together with the development of associated infrastructure and the implementation of natural resource management or mitigation measures.

1. In order to ensure that the goals and objectives of the preliminary resource management plan are met, the overall approach to land use / development decisions is based on a matrix illustrating the relationships between the relative degree of potential impact a use or development is anticipated to have, and a series of resource management zones delineated for each property (refer to Drawings 5a through 5e), as illustrated in the following table:

	HIGH IMPACT	MODERATE IMPACT	LOW IMPACT
DEVELOPMENT ZONE	Conditional	Generally permitted	Permitted
ACTIVITY ZONE	Generally not permitted	Conditional	Permitted
PROTECTION ZONE	Not permitted	Conditional	Conditional

Examples of activities / developments in the high impact category include:

- permanent buildings
- roadways and parking areas
- major utilities or extensive permanent structures (e.g. power line structures, hard-surfaced trails)
- substantial alteration of grades, elevations or drainage
- establishment and management of high-maintenance exotic landscaping
- continuous human presence, frequent presence of large groups or sustained high levels of concentrated off-trail activity
- off-road use of motor vehicles

Examples of activities / developments in the moderate impact category include:

- localized site-use structures (e.g. interpretive kiosks, viewpoints / rest sites, shelters)
- buried utilities or low-intrusion site reinforcing structures (e.g. boardwalks, bollards, fencing)
- minor or temporary alterations of grades, elevations or drainage
- establishment and management of low-maintenance landscaping
- high levels of trail-oriented, non-motorized recreation (e.g. walking, biking, skating, horseback riding)
- moderate to high levels of casual (dispersed or intermittent) off-trail activity (cross country skiing, dog running, mountain biking, nature appreciation)

Examples of activities / developments in the low impact category include:

- tertiary / casual trails
- minor structures (e.g. interpretive or directional signage)
- restoration or management of native vegetation stands
- low to moderate levels of trail-oriented, non-motorized recreation (e.g. walking, biking, skating, horseback riding)
- low levels of casual (dispersed or intermittent) off-trail activity (cross country skiing, dog running, mountain biking, nature appreciation)

b. Protection of Natural Resources

- 1. Proposed new developments / activities classed as "permitted" or "conditional" may be approved only after review of a Resource Protection Statement (RPS) that is based on a site assessment of, and mitigation plan for, the specific locations to be receiving new or increased impacts. The level of detail required for the RPS will be scaled appropriately for the type and extent of anticipated impacts. Consideration will be given, at minimum, to effects on landform and drainage, natural vegetation and wildlife, including special habitats and rare species, cultural heritage features, and aesthetic components, including viewscapes and noise.
- 2. Development / activity approvals will include identification of specific resource protection or management objectives and, where construction and maintenance of facilities are required, of performance standards by which the adequacy of mitigation can be evaluated.
- 3. Ongoing monitoring of conditions will provide the basis for determining whether resource management objectives for the East Bank South are being met. The monitoring will include identification of "indicator" features and conditions to evaluate, establishing sites and routes for regular surveillance, periodic aerial and surface photography, and compilation of the resulting records in a continuing and updateable information base.
- 4. Measures will be undertaken, where the need for active intervention is deemed to be warranted and the means are available, to maintain, restore, or enhance existing resources. Such measures may include removal of exotic species or undesirable materials and structures, establishment of vegetative cover, manipulation of ecological

processes, reinforcement of site surfaces or substrates, and limitation, displacement or prohibition of human activity. As a guideline, active intervention for management will make use of the minimum effective method required to meet stated objectives.

c. Protection of Archaeological Resources

The East Bank South area has been the subject of some archaeological investigations, although a complete systematic survey has not been carried out of all properties. Drawing 6 is based on those surveys undertaken to date and on a preliminary judgemental reconnaissance survey undertaken for the purposes of the East Bank South Development Plan, and illustrates the distribution of archaeological potential throughout the area.

- 1. The following guidelines will be used to determine the need for archaeological assessments prior to development in the East Bank South:
 - a. <u>In areas of low potential</u>: Archaeological impact assessments should include visual reconnaissance and judgemental subsurface testing by a professional archaeologist prior to development. Monitoring of all excavation activities is also recommended.
 - b. <u>In areas of moderate potential</u>: Archaeological impact assessment should include visual reconnaissance, judgemental subsurface testing and systematic subsurface testing of areas which are to be excavated (basements, borrow pits, trenches, etc.). All earth moving activities should be monitored by a professional archaeologist.
 - c. <u>In areas of high potential</u>: All feasible alternatives which would avoid archaeological impacts by development (i.e. locating the development outside areas of high potential) should be explored. In the event that development must proceed in areas of high potential, archaeological assessment in these areas should include visual reconnaissance and sub-surface testing of the entire development area. All earth moving activities should be monitored by a professional archaeologist.

2. It is noted that the high potential ratings assigned to certain areas could well be changed on the basis of future archaeological investigations. The rating currently results, in part, from an absence of research in these areas to date.

c. Land Base Policies

Recent events have shown that, from time to time, there may be cause to consider alterations to the boundaries of the Meewasin Valley in the East Bank South. Alterations could take the form of either removal of land from, or additions of land to, the Meewasin Valley, as provided in Sections 10, 13, 47 and 49 of *The Meewasin Valley Authority Act*. Further, pursuant to Sections 52.2 to 52.91 of *The Act*, Meewasin may acquire, through voluntary easements, certain rights consistent with the aims and objectives of Meewasin, to private land outside the Meewasin Valley.

- 1. Meewasin shall pursue the acquisition of voluntary easements under the terms of *The Act*, and/or under the terms of a Conservation Easement Act (if and when such legislation is adopted in Saskatchewan) for the purposes of securing a continuous river valley of near-valley trail linkage connecting all land units in the East Bank South or for any other purpose consistent with these policies and guidelines.
- 2. Meewasin may support the disposal or alienation of specific public lands in the East Bank South, or the use of specific lands in a manner which differs from the East Bank South Development Concept, subject to the following guidelines:
 - a. There will be no <u>net</u> loss of public use or control of land.
 - b. All land that is currently in Meewasin's Conservation Zone will remain in the Conservation Zone.
 - c. Public access to the river bank will be maintained or enhanced.
 - d. Any land or development rights transaction that may occur, will result in at least a maintenance, and preferably an enhancement, of current and potential biodiversity / habitat conditions in the Meewasin Valley.

- e. Any land or development rights transaction that may occur, will provide increased opportunity for provision of a continuous public linkage along or near the river valley.
- f. No public land in the East Bank South that forms part of the valley wall or immediately adjacent upland areas (based on local site conditions, normally 20 50 metres from the top of bank) will form part of any parcel disposed or otherwise alienated.

d. Resource Stewardship Outside the Meewasin Valley

Given the large areal extent of intervening private lands between the East Bank South properties and given that much of the river valley between the East Bank South properties is privately owned, the extension of appropriate land and resource stewardship practices aimed at increased biodiversity and enhanced habitat values, is important. Cooperation and coordination of such efforts with other land owners in the valley, in this regard, is therefore vital.

- 1. Meewasin shall provide technical and planning assistance to private land owners upon request, to enhance land and resource stewardship.
- 2. Meewasin shall consider financial commitments to programs aimed at valley-wide protection of habitat or habitat enhancement.

5.3.2 SPC Property Policies and Guidelines

a. Vision

The vision for the SPC Property incorporates retention and elaboration of its current utility function, enhanced by the addition of complementary recreation opportunities and associated low-key development.

b. Land Use and Development Policies / Guidelines

1. The primacy of the utility function of the portion of the SPC Property lying within the Rural Municipality of Corman Park is recognized. In this sense, any development or activity within this portion of the Property will be undertaken or allowed, with the understanding that access to, and activity on, the Property by the Saskatchewan Power Corporation, for the purposes of developing, maintaining or servicing

its facilities, may result in damage to, or other impacts on, other facilities for which SaskPower will not be responsible.

- 2. As funding and Meewasin's development priorities permit, a native plant material nursery will be developed on the upland portion of the Property, for the purposes of providing such material for the purposes of ecological site restoration and reclamation elsewhere in the Meewasin Valley, the City of Saskatoon and other Saskatchewan Power Corporation lands. Meewasin will attempt to coordinate efforts with the City, SaskPower, the Saskatchewan Nursery Trades Association and/or other parties in the development and operation of such a nursery.
- 3. The native plant material nursery is also envisioned as a public education vehicle, in that interested members of the community will be encouraged to learn about the value, role and potential applications of native plantings in site restoration and landscape development.
- 4. Casual recreation activity, such as hiking, cross-country skiing, off-road cycling, horseback riding, dog walking and similar activities will be encouraged on the Property, to the extent that such activities do not conflict with the ongoing operation of a native plant material nursery.
- 5. Extension of the Meewasin Valley Trail system (complete with low key rest stops, viewpoints and warm-up shelter), as illustrated on the East Bank South Development Concept, will proceed as funds and Meewasin's development priorities permit and demand warrants.
- 6. Vehicle access (except for SPC vehicles and other service and emergency vehicles) into the SPC Property will be provided only from Cartwright Road near the southwest corner of the Property, to a vehicle parking lot.
- 7. Development of interpretive facilities on the groyne extending into the South Saskatchewan River, as illustrated on the East Bank South Development Concept, relating to riparian and valley wall environments, will proceed as funding and Meewasin's development priorities permit.

5.3.3 Chief Whitecap Park Policies and Guidelines

a. Vision

The vision for Chief Whitecap Park includes coordinated discontinuation of present agricultural uses and natural restoration of much of the upland area, retention of current casual recreation activities and minimal facility and infrastructure development.

b. Land Use and Development Policies / Guidelines

- 1. Meewasin's *Public Parks Bylaw* will be amended to apply to Chief Whitecap Park.
- 2. Vehicle access into Chief Whitecap Park will be provided only from Grasswood Road at the south end of the Park.
- 3. Activities and facility development in Chief Whitecap Park will be limited to those related to such casual recreation opportunities as hiking, off-road cycling, horseback riding, dog walking, cross-country skiing and similar activities.
- 4. Current agricultural use of much of the upland will be discontinued in conjunction with a long term, ongoing program of ecological restoration of the upland to be undertaken at a rate that is both technically and financially feasible.
- 5. Except as permitted under Meewasin's *Public Parks Bylaw*, motorized vehicles will be restricted to a vehicle access road and parking lot that will be developed near the southeast corner of the Park.
- 6. Use of the lower river terrace, near the river's edge, for camping by canoeists using the river, is considered an appropriate use.
- 7. Extension of the Meewasin Valley Trail system (complete with low key rest stops and viewpoints), as illustrated on the East Bank South Development Concept, will proceed as funds and Meewasin's development priorities permit, as linkages to other East Bank South properties become feasible and as demand warrants.
- 8. Commemoration of Chief Whitecap, through development of an interpretive / commemorative feature, will proceed as a priority item near the south end of Chief Whitecap Park.

9. Development of an interpretive feature, to interpret the historical use of the Park as a military rifle range, will proceed as funds and Meewasin's development priorities permit.

5.3.4 Cranberry Flats Policies and Guidelines

a. Vision

The vision for Cranberry Flats includes continuation and enhancement of its present dual role as a popular recreation area and as an important representative area of sensitive aeolian landscape.

b. Land Use and Development Policies / Guidelines

- 1. Except as permitted under Meewasin's *Public Parks Bylaw*, motorized vehicles will be restricted to the parking lot located at the main entrance on the east side of the Property.
- 2. Expansion of the existing parking lot (up to double the present size) will proceed as funds and Meewasin's development priorities permit.
- 3. Extension of the Meewasin Valley Trail system, as illustrated on the East Bank South Development Concept, will proceed as funds and Meewasin's development priorities permit, as linkages to other East Bank South properties become feasible and as demand warrants.
- 4. Development of an interpretive kiosk / warm-up shelter, as illustrated on the East Bank South Development Concept, will proceed as funds and Meewasin's development priorities permit.
- 5. Continued use of the main access trail and river edge areas of the property, by large numbers of people, for unstructured, casual recreation activities will continue to be encouraged.
- 6. Continued use of the remainder of the property for less intensive interpretive and casual recreation activities (including horseback riding, hiking and similar uses) will be encouraged, primarily along designated trail corridors.

5.3.5 Beaver Creek Conservation Area Policies and Guidelines

a. Vision

The vision for the Beaver Creek Conservation Area includes continuation and enhancement of its current important role in conservation education, as well as long term continuation of equestrian recreation opportunities.

b. Land Use and Development Policies / Guidelines

- 1. Continued use of Beaver Creek, as an area for nature interpretation and environmental education, by both school groups and the general public, will be emphasized.
- 2. Except as permitted under Meewasin's *Public Parks Bylaw*, motorized vehicles will be restricted to a vehicle access road and parking lot that will be developed near the southeast corner of the Park.
- 3. Extension of the Meewasin Valley Trail system, as illustrated on the East Bank South Development Concept, will proceed as funds and Meewasin's development priorities permit, as linkages to other East Bank South properties become feasible and as demand warrants.
- 4. Expansion of the interpretive centre, to:
 - increase visitor capacity;
 - provide sufficient staff and administrative space; and/or
 - accommodate new program initiatives that may evolve (e.g. specialized environmental / conservation training or education programs, joint offerings with the Brightwater Centre, etc.),

will proceed as funds and Meewasin's development priorities permit, as demand warrants and as program offerings expand and/or diversify.

- 5. Meewasin will support, and cooperate in the development of, a small astronomical observatory (in association with University of Saskatchewan and/or other interest groups), to complement the ecological emphasis of current programming at Beaver Creek.
- 6. Meewasin will work in partnership, preferably with Sandhills Stables, in the development of a horse corral, and provision of associated

opportunities for guided horseback riding trails in Beaver Creek North, as both an additional interpretive opportunity and a small revenue generation activity. Horseback riding, as an opportunity provided by Sandhills Stables, will continue to be encouraged in the Beaver Creek North property.

- 7. A small group camping area, for use only as part of the interpretive program, will be developed, as illustrated on the East Bank South Development Concept, and operated as funds and Meewasin's development priorities permit; groups will be able to use this area (advance booking only) as part of a broader interpretive program offering.
- 8. Meewasin will approach Saskatchewan Highways and Transportation, with the aim of incorporating, into plans and designs for the realignment and redevelopment of Highway 219, provision for a below-grade pedestrian crossing of Highway 219, to facilitate pedestrian circulation between the Conservation Area and the Brightwater Science and Environmental Centre.
- 9. Meewasin will continue to coordinate facility development and program delivery with the Brightwater Science and Environmental Centre, with the aim of enhancing effective and efficient school and public program delivery in the area of environmental interpretation.
- 10. Meewasin will confer with the appropriate neighbouring property owner(s), with the aim of developing a canoe landing (and associated trail linkage and creek crossing to the Conservation Area), at the meander cut-off near the mouth of the creek. Such a landing will facilitate access, by river canoeists, to the Conservation Area without the need to paddle up the creek.
- 11. Meewasin will facilitate the development of a management plan for the Beaver Creek watershed, involving adjacent land owners and interested stakeholders.

5.3.6 Flood Plain Habitat Property Policies and Guidelines

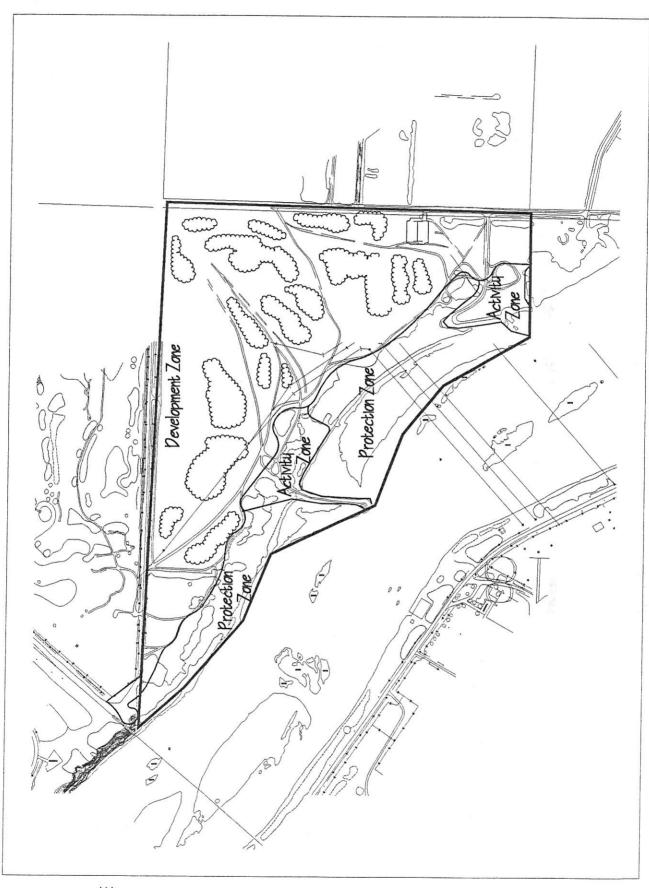
a. Vision

The vision for the Flood Plain Habitat Property includes, in the long term, discontinuation of agricultural land uses and restoration of natural habitat values, with limited human intrusion. In the interim, the vision calls for

development only of low key facilities and infrastructure aimed primarily at enhanced river access and use, and management of agricultural activities in a way which will help attain the long term vision.

b. Land Use and Development Policies / Guidelines

- 1. The rights of the existing agricultural lessee on a large portion of the property are recognized and shall be respected.
- 2. For the remainder of the term of the existing agricultural lease on a large portion of the property, Meewasin will attempt to work, in cooperation with the lessee, to achieve certain interim land use and development aims, including:
 - development of a canoe launch in the unoccupied Crown land portion of the property, complete with access road (along an undeveloped road allowance) and parking lot development (on the leased Crown land, as illustrated on the East Bank South Development Concept and as funds and Meewasin's development priorities permit;
 - development of a casual perimeter trail around the leased portion of the property (as linkages to other East Bank South properties become feasible, as funds and Meewasin's development priorities permit and as demand warrants) and associated development of a cattle fence (to separate trail users from livestock, if not already completed for resource management purposes) along at least a portion of this trail where it follows the river edge, and provision of an alternative water source for the livestock (which presently use the river as the only water source); and
 - development of seasonal a cross country ski trail network on the property, as demand warrants and as funds and Meewasin's development priorities permit.
 - 3. Until such time as agricultural activities on the property are discontinued, uses, other than those noted above, will be discouraged.
 - 4. Upon discontinuation of agricultural activities, activity and development will be limited to those which complement the primary long term intended role of the property as a wildlife habitat area, with minimum intrusion or impact from human activity.



Meewasin AND SEPTEMBER 1998

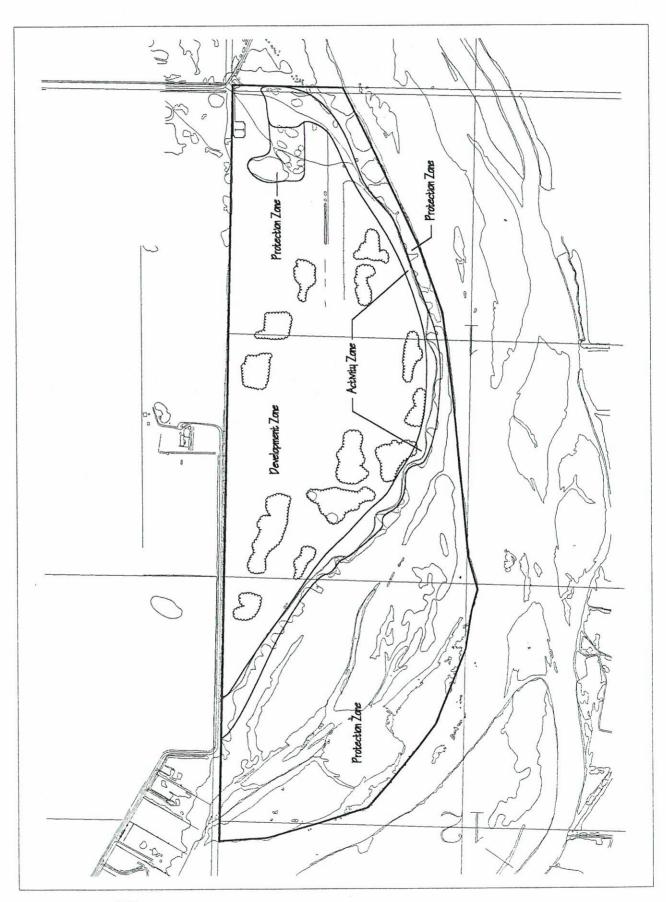
EAST BANK SOUTH

DEVELOPMENT PLAN

2 20 50 100 200m

SPC PROPERTY ZONING





Meewasin Korth

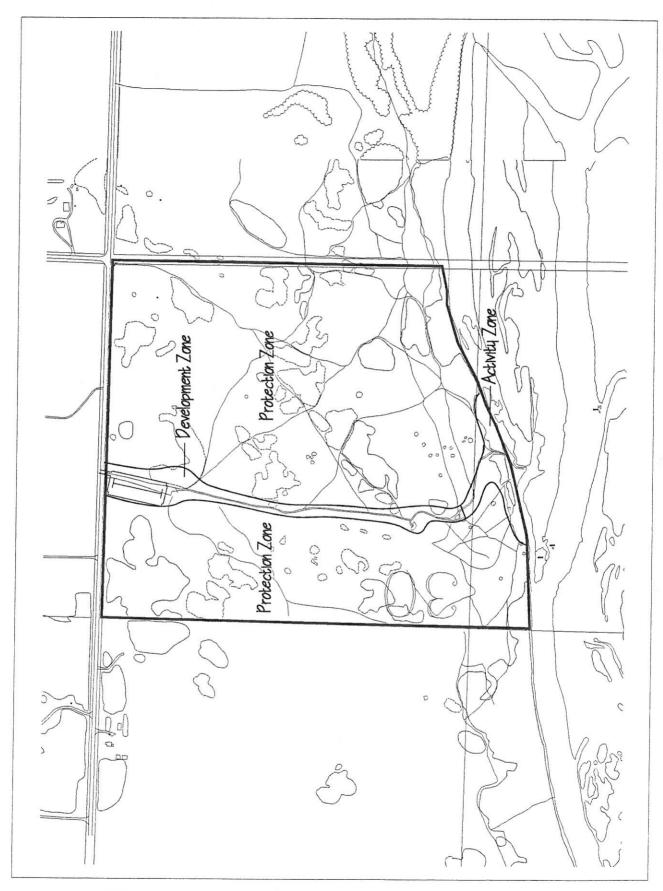
EAST BANK SOUTH

DEVELOPMENT PLAN

DEVELOPMENT PLA

CHIEF WHITECAP PARK ZONING





Meewasin AND SEPTEMBER 1998

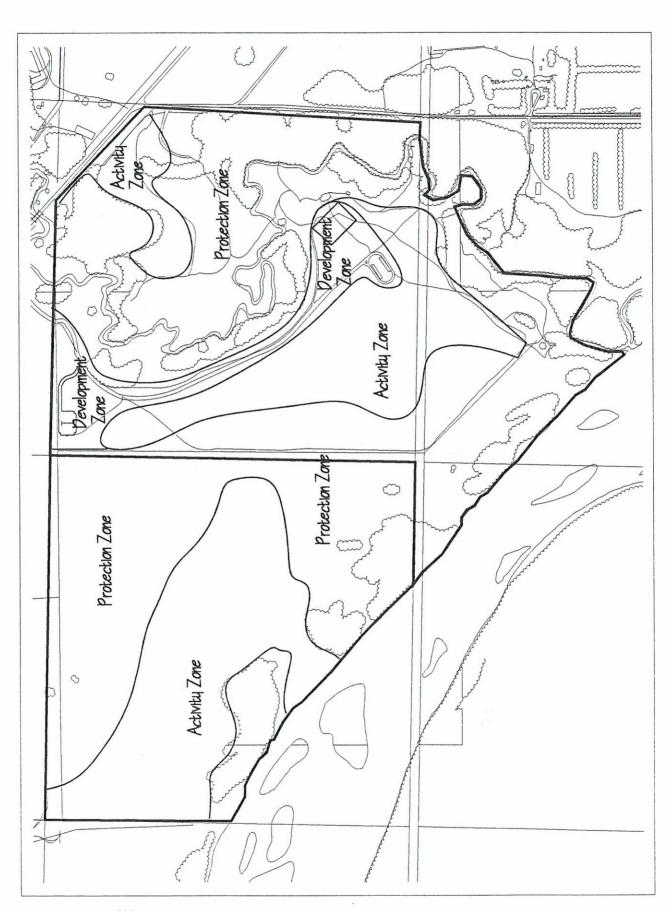
EAST BANK SOUTH

DEVELOPMENT PLAN

2 20 30 100 200m

CRANBERRY FLATS
ZONING



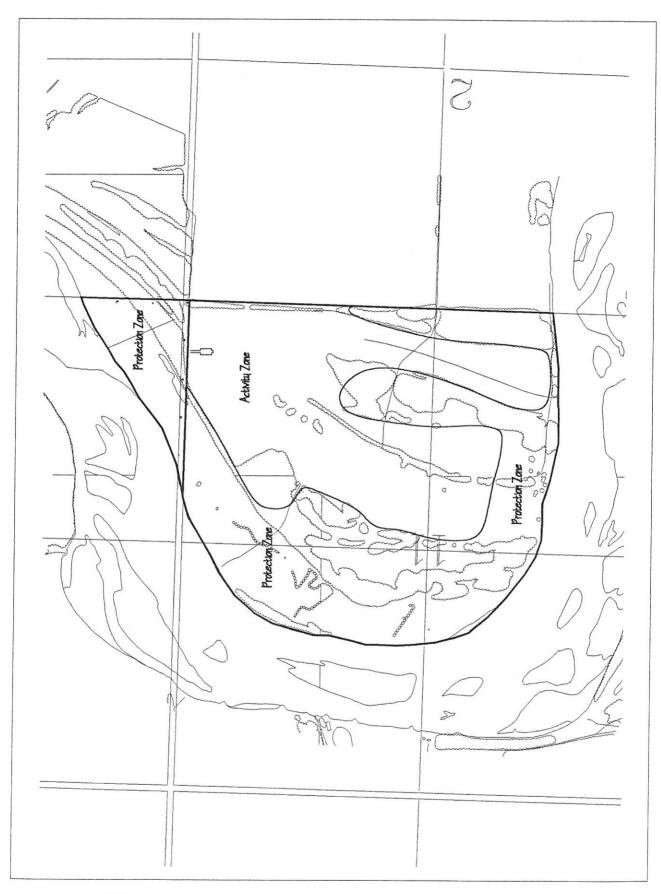


Meewasin AND SEPTEMBER 1996

EAST BANK SOUTH

DEVELOPMENT PLAN 0 20 50 100 200m

BEAVER CREEK ZONING



Meewasin SEPTEMBER 1998

EAST BANK SOUTH

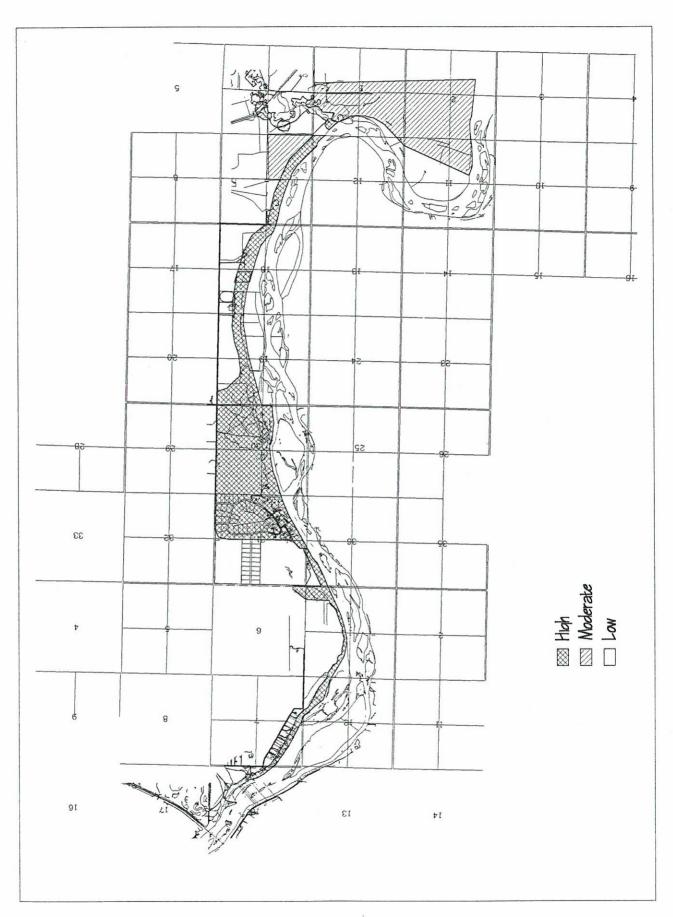
DEVELOPMENT PLAN

0 20 50 100 200m

HILDERGMAN WITTY CROSSY HANNA & ASSOCIATES Landscape Architects and Planners Saekutoon

FLOOD PLAIN HABITAT ZONING







ARCHAEOLOGICAL POTENTIAL