



# RESORT VILLAGE OF SASKATCHEWAN BEACH OFFICIAL COMMUNITY PLAN

Bylaw No. 8-2023





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## 1.0 INTRODUCTION

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### AUTHORITY AND MANDATE

*The Planning and Development Act, 2007* provides the authority for Council to adopt an Official Community Plan (OCP). The Official Community Plan is intended to provide direction for future growth reflecting how the local residents envision the community evolving over the next ten to twenty years.

Information gathered from the community set the goals and objectives for not only future growth, but more importantly, the areas where improvements would enrich the quality of life in the Resort Village of Saskatchewan Beach (RVSB). In general,

it is the intentions of the community to incorporate a general policy of “*managed growth*”.

This Plan shall be reviewed regularly so that it will facilitate the development and ongoing sustainability of the community. The Resort Village intentions for the future use of land is shown on the “Future Land Use Concept Plan” (Appendix “A”), which is attached to and forms part of this Bylaw. Reference Maps are in Appendix “B” and may be updated by Bylaw Amendment from time to time to reflect new information.



## REGIONAL CONTEXT

The RVSB is a small, lakeside resort located between the Rural Municipalities of Longlaketon and McKillop and situated on the southeast end of Last Mountain Lake, on the north shoreline. The majority of residents of the RVSB are seasonal; however, a growing permanent population base is developing.

Access to the RVSB is mainly from the Provincial Highway No. 322, through the Rural Municipality of Longlaketon and south through the Rural Municipality of McKillop.

The RVSB is near the community of Siltou and is approximately 55 kilometres northwest from Regina.

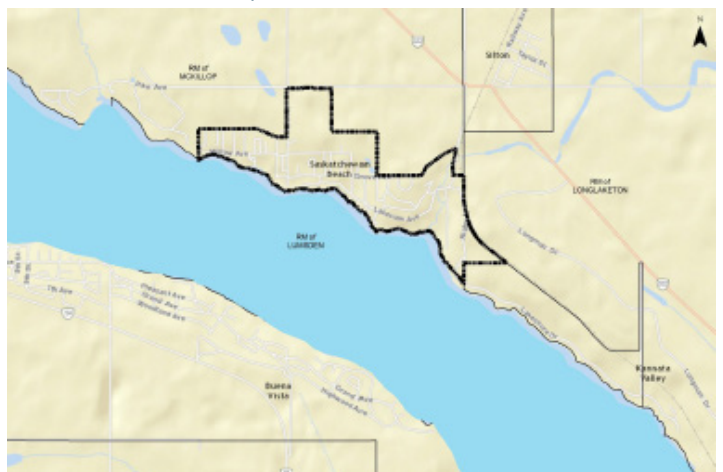


FIGURE 1 RVSB – Last Mountain Lake Region



★ Resort Village of Saskatchewan Beach, Last Mountain Lake

FIGURE 2 RVSB – Municipal Boundaries



## 2.0 COMMUNITY GOALS

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Saskatchewan Beach residents and ratepayers acknowledge the importance of developing and upgrading their community as it grows. Decisions made in relation to future development and management of land use within the Resort Village shall reflect their Community's values.

The beauty of the natural landscape and the aesthetics and tidiness of the built-up environment must be complemented to preserve and protect the natural assets of the setting. Growth and development shall be undertaken with careful planning, be implemented under a "growth management" scenario and be guided by sustainable development principles. Saskatchewan Beach seasonal and full-time residents believe they have an exceptional quality of life and seek to retain and improve their community through the establishment of specific goals.

### COMMUNITY GOALS:

Quality Community; peaceful, quiet and safe. With high standards of enforcement for cleanliness and property maintenance.

Managed Growth and development scenario that maintains the small community feeling for a family residential community.

Sustainable Utility and Infrastructure maintenance and service provision.

Future interest and involvement in assuring a quality Access Road to the RVSB.

Balanced interests between Lakefront and Back-lot owners as well as seasonal and full-time servicing needs.

Preservation of the natural features of the RVSB and Last Mountain Lake.

### VISION STATEMENT:

"Building a better community, for our residents, our neighbours and our environment". We strive to protect and preserve our natural surroundings and embrace sustainable practices that ensure a healthy community for future generations.

### 3.0 GENERAL LAND USE POLICIES

3.1 The RVSB will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Resort Village.

3.2 The RVSB shall have a compact form that allows for the efficient use of land, infrastructure and public facilities. The OCP will designate an adequate inventory of suitable lands to attract a diverse range of residential and recreational uses to meet anticipated long-term need.

3.3 When reviewing applications for development, consideration shall be given to the proposal’s conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

3.4 Major deviations to the OCP design and policies shall require an amendment. The “Future Land Use Concept Plan” shows the general designation of land use. Individual properties on the boundaries may be included in the land uses category depending upon individual circumstances particular to the area.

3.5 In managing growth, the RVSB should build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

3.6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques, provision of services and impacts on municipal servicing shall be considered when reviewing all developments.

3.7 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts especially with respect to geotechnical stability. The municipality may have the right to request a geotechnical investigation as part of the development application.

**ENVIRONMENT:** The environment, sustainable development, nature, the Last Mountain Lake eco-system

**NEIGHBOURS:** Bylaw enforcement, tidy and well maintained properties, quality, social interaction and friendships within the RVSB

**COMMUNITY:** The greater community of Last Mountain Lake, RMs of McKillop and Longlaketon and the other resort villages and small urban municipalities

**3.8** Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on surface and groundwater
- b) Confirmation of geotechnical stability for development
- c) Cost effective relative to the provision of services
- d) Sewage disposal impacts and pollution potential
- e) Provision of green space and trails
- f) Provisions for public safety
- g) Integration with natural surroundings and adjacent land uses
- h) Sustainability
- i) Viable market demand for phased new development
- j) Compatibility with Municipal 5-Year Capital Works Budget
- k) Phasing of Development Compatible with Municipal Financing

**3.9** Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

## **SAFETY AND HEALTH POLICIES**

**3.10** Public safety and health requirements shall guide all development. The RVSB shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities. Areas of concern where development may impact public safety are clearly delineated in the Future Land Use and Development Constraints Maps to provide guidance to residents and developers. To ensure the safety and health of the current and future residents of the community all development should utilize mitigation measures, such as buffers, screens and setbacks, to minimize impacts of the road system and other transportation corridor such as railway lines and rights-of-ways.

**3.11** Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.



## **SOCIAL POLICIES**

**3.12** The RVSB will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports, print communications to the community and public participation forums.

**3.13** Social needs should be addressed when planning the built environment to ensure residents are safe, healthy, and fulfilled.

**3.14** Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.

## **ENVIRONMENTAL AND SUSTAINABLE POLICIES**

**3.15** Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, or other pollution and nuisances.

**3.16** Bylaw enforcement shall not be compromised in addressing issues related to motor vehicles, recreational vehicles, vacant lots, and unsightly properties.

**3.17** The RVSB may establish greater control over regulating or prohibiting the outdoor storage of goods, machinery, vehicles, building materials, waste material and other items.



**3.18** Developments shall not deplete or pollute groundwater resources within the RVSB. Water Security Agency or qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a development on groundwater resources in order to protect aquifers and their supply (See Aquifer Vulnerability Map).

**3.19** Future developments shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use. All development must meet geotechnical requirements and adequately address slope stability issues.

**3.20** Agricultural holdings within the RVSB's boundary shall be encouraged to protect the natural and economic value of their soils. Topsoil shall be retained, where possible, to provide a rich basis for site planting and landscape development.

**3.21** Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.

**3.22** Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.

## 4.0 RESIDENTIAL DEVELOPMENT

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Residential development will continue to be the predominant use of land within RVSB, and will be the emphasis of new development. Most of the housing stock is single-detached with some modular homes.

Any new subdivisions must strive to integrate with existing development in a manner that facilitates connection to the community, efficient and safe servicing, with appropriate development standards to ensure an equitable or enhanced quality of life for all residents.

### RESIDENTIAL OBJECTIVES

- To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.
- To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- To provide a comparable level of utility and public amenity services to all residential areas.
- To promote safe development by avoiding hazardous conditions, such as steep slopes, unstable soils and flood prone areas.



## RESIDENTIAL POLICIES

**4.1** A variety of housing styles and choice of lot sizes shall be encouraged to provide greater housing alternatives in RVSB. Larger residential lots retain the resort nature and ensure there is adequate separation distances.

**4.2** New residential developments will be based upon appropriate planning and engineering studies to ensure proper land use design and engineering infrastructure. The development of Concept Plans for growth areas will be required.

**4.3** Single detached dwellings are the preferred form of housing type in the residential areas within the RVSB. Modular homes are currently allowed in all residential zones but will be required to have permanent foundations and have service connections for water and waste water where applicable. RV/Trailers will be subject to regulations in the Zoning Bylaw and future use of trailers as a temporary residence will be limited (e.g., while constructing residence). Accessory buildings (i.e., garages, sheds etc.) shall only be permitted after the principle residence has been constructed.

**4.4** In areas where land is redeveloped or in filled for residential use; the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill development shall be encouraged in existing residential areas.

**4.5** New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

**4.6** Residential developments shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the RVSB.

**4.7** Home-based businesses will be accommodated provided that they are clearly secondary to the principal/primary residential use of the dwelling unit, compatible with the surrounding residential nature of the community. Non-residential development will not be allowed in residential areas pursuant to the Zoning Bylaw.

## IMPLEMENTATION

The Zoning Bylaw shall include the following residential zoning district:

District	Symbol
Residential 1 District	R1

## 5.0 RECREATIONAL DEVELOPMENT

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Park space will be provided as required to meet public needs, by linking existing parks and natural areas to amenities and institutions, as much as possible, by greenways. There is support for improvement of the beach area fronting onto Last Mountain Lake. Recreational amenities include the beach front areas on Last Mountain Lake, park play areas and play structures.

### RECREATIONAL OBJECTIVES

- To provide for effective pedestrian linkages by identifying walkways and trail corridors between open spaces, parks and beach areas.
- To improve beach areas through increased investment in the upgrading and maintenance of the beach areas including an improved swimming area and boat launch area.
- To ensure that new subdivisions and developments conserve significant natural areas, critical wildlife habitat and recreational spaces through the dedication of municipal and environmental reserves.
- To explore the need for a greater variety of community facilities.
- To ensure existing recreational areas and public open spaces are properly dedicated, maintained and preserved for future generations.



## RECREATIONAL POLICIES

**5.1** Future recreational uses in the RVSB shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses to ensure a high level of visual and aesthetic quality.

**5.2** The RVSB will encourage the development of new, or the upgrading of existing recreational and/or community facilities such as the Community Centre and playground equipment located at the beach areas and in the back-of lake park areas.

**5.3** In new subdivisions, the provision and development of greenways will be encouraged to keep important natural and nature-like areas generally intact. Off-road trail development shall be directed to areas away from RVSB.

**5.4** The RVSB encourages the preservation of cultural and heritage values that are an important part of the RVSB history.

**5.5** The potential conflict between swimming, fishing and boating at RVSB has been identified. The RVSB shall monitor and study these activities and other issues of safety, also provide plans and direction as required. Boating activities should be restricted to the current boat launch area.

**5.6** The RVSB encourages inter-community partnerships which provide for regional open space, leisure and tourism opportunities within the municipality and region.



## MUNICIPAL AND ENVIRONMENTAL RESERVE

**5.6** Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Public, Municipal, and Environmental Reserves may be used for active and passive recreation. The development of continuous pedestrian linkages, for natural drainage courses, storm or run-off water retention and for school location purposes as may be needed.

**5.7** In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space, environmental reserve and shall be encouraged to consolidate reserve land into larger parks with pedestrian linkages between these parks when possible. Care shall be taken to ensure proper sediment control is maintained on all reserve site to protect the lake ecosystem.

**5.8** Dedication of municipal reserve is required for subdivision; the municipality may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of public and environmental reserve as needed in other areas.

The municipality should evaluate the current status of existing public open spaces to ensure that parcels are properly designated and to ensure their preservation for future generations.

## IMPLEMENTATION

The Zoning Bylaw shall include the following:

District	Symbol
Community Service District	CS



## 6.0 INFRASTRUCTURE AND PUBLIC SERVICE LANDS

Developing and maintaining of sustainable and cost-effective municipal infrastructure is a priority for the RVSB. The RVSB will take a proactive approach in managing their infrastructure in order to direct investment and resources.

The RVSB must plan to provide effective servicing to support existing and desired development if the RVSB grows. Discussions and decisions will need to be made on the longer-term level of municipal services and infrastructure which will meet the requirements of both the full-time residents and the seasonal residents.

The road access to the RVSB needs to be monitored and upgraded to respond to new users and new developments by ensuring convenient access to the RVSB and public amenities. This shall be a priority item for the RVSB.

### PUBLIC SERVICE OBJECTIVES

- To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of RVSB.
- To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and maintenance.
- To ensure that individual water supply and individual waste management facilities are safe, reliable, efficient and do not impact others in the Community.
- To encourage adequate drainage and storm water management of all parts of the RVSB by preserving natural holding areas or by other means as may be engineered and constructed.
- To maintain an adequate system of access and internal roads to serve the existing and future needs of the RVSB.
- Continue to work with RMs of McKillop and Longlaketon to ensure access road is maintained in a mutually beneficial manner.
- Where applicable, ensure that the provision of services for current and future developments is in-line with the requirements and recommendations from the respective crown corporation such as SaskEnergy and SaskPower.

## INFRASTRUCTURE AND PUBLIC WORKS POLICIES

**6.1** Strategies and standards for the orderly, efficient and economical extension of streets will require adopting and implementing an infrastructure maintenance and rehabilitation plan. This Plan will inventory infrastructure assets and provide an upgrade and replacement schedule for the municipality's infrastructure.

**6.2** The RVSBC shall ensure that public works, capital and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

**6.3** The adequacy of municipal services will be monitored and upgrading or expansion of the infrastructure shall equitably meet the needs of seasonal and full-time residents. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies for new areas should they be developed.

**6.4** Any future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the RVSBC.

**6.5** Separation distances from public works facilities shall conform to Provincial regulations.

**6.6** The RVSBC shall continue to work with other municipalities in the region to pursue a comprehensive waste management plan for solid waste management and waste water disposal.



## STREETS, ROADWAYS AND ACCESS

**6.7** In order to provide for efficient development and reasonable access to RVSB, the RVSB will continue to work with the RMs of McKillop and Longlaketon for the planning, construction, maintenance and repair, or alteration of major transportation links from the Provincial Highway No. 322 into the RVSB.

**6.8** The maintenance of internal roads of the RVSB, dust control and the need for additional signage shall be monitored and improved by the RVSB.

**6.9** The planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development. The RVSB may develop a municipal landscape plan for site specific areas or the overall RVSB.

**6.10** Private Water Systems require a development permit from the municipality. Unless otherwise agreed between the proponent and the municipality, the municipality shall not be responsible for any maintenance or repairs related to the optimum operation of the system.

**PRIVATE WATER SYSTEM:** An assembly of pipes, fittings, valves and appurtenances that convey water from the private water service pipe to water supply outlets, fixtures, plumbing appliances, devices, and appurtenances and all other points downstream of the water meter or downstream of the point where the private water service pipe enters a building or structure if there is no water meter.

## IMPLEMENTATION

Public Utilities and Services shall be addressed in the Zoning Bylaw as follows:

District	Symbol
Community Service District	CS



## 7.0 NATURAL ENVIRONMENT HAZARDOUS CONDITIONS

### NATURAL HAZARDS POLICIES

7.1 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.



7.2 The Future Land Use and Development Constraints Maps generally identify areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

7.3 No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion and/or slope stability investigations to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

7.4 Development shall be prohibited on lands, which because of their physical characteristics in combination with

their location, present substantial risk to property and person. Development standards and permitted uses in Hazard Areas, notably slope instability and flooding, will be addressed in the Zoning Bylaw through an Overlay District.

7.5 Developers may be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards which may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.

The Future Land Use and Development Constraints Maps generally identified potential hazard lands, however, these maps are for reference purposes only and serve as a tool for the municipality to guide future development. Site specific studies may be required by the municipality.



7.6 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

## FLOOD HAZARD LANDS

**7.7** No new development shall be permitted in any flood prone area unless the development is above the 1:500 flood frequency event (plus 0.5 metres of freeboard) as identified by a qualified professional. Development is prohibited within areas defined as floodways and in areas of significant wave impact, ice shove and shoreline erosion. Development may be permitted in flood hazard lands only when it has been demonstrated that the proposed development is properly flood-proofed and protected from wave impact and shoreline erosion.

**7.8** The Water Security Agency, or any other appropriate government agencies or private sector consultants will be utilized as a source for technical advice regarding flood levels and flood proofing techniques.

**7.9** Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program, in cooperation with the relevant Government Agency.

**7.10** No alterations or additions shall be performed on existing buildings or structures contained within the flood hazard areas without incorporating appropriate flood proofing measures and, subject to the relevant sections of *The Planning and Development Act, 2007*, dealing with non-conformity.

**7.11** Development proposals in flood plain areas should be referred to Water Security Agency for review prior to approval.

**7.12** The Zoning Bylaw contains additional provisions pertaining to development and development regulations in natural hazard areas (Flood and Slump Hazard Areas) which may be updated from time to time by Bylaw Amendment to reflect current environmental considerations.



## UNSTABLE SLOPE AREAS

**7.13** Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.



**7.14** Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development in hazard lands.

**7.15** The RVSB, in addressing the hazards associated with erosion and slope instability shall:

- a) Require investigations as part of an application for subdivision and/or development;
- b) Establish the objectives of scientific and engineering investigations in relation to such applications;
- c) Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be born fairly by all parties including the proponent and/or the future owner; and
- d) Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.



## LAKESHORE MANAGEMENT AREAS

**7.16** In keeping with sustainable and environmentally responsible development the RVSBC shall:

- a) Require all development adjacent to the lakeshore, municipal and environmental reserves to be reviewed by the RVSBC Council. Should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat the proposed development shall be referred to the Water Security Agency, the Ministry of Environment and/or any other agency that might contribute to the determination of suitability.
- b) Work with all levels of government and developers to ensure that any impacts are minimized; however at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities.
- c) Identify areas that should be set aside for retention as riparian areas to have minimal disturbance to protect fish habitat to avoid nutrients and waste entering the lake.
- d) Recommend buffering of the shoreline where possible to promote retention and stability of the shore line.
- e) Take a lead role in educating all residents and visitors of best management practices available to ensure both continue water quality on Last Mountain Lake and the importance of maintaining a balance between natural habitat and recreational use. In this regard, Council should recommend the guidelines laid out in “The Shore Primer” prepared by Fisheries and Oceans Canada (Cat No. Fs23-507/2-2008E-PDF).
- f) When the opportunity for infill or redevelopment occurs, apply best management practices and encourage existing uses to apply the appropriate standards when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.
- g) Ensure that land use development activities are compatible with the long-term sustainability of watercourses, water bodies, wetlands, shore lands, aquatic life and habitat.



## **8.0 FUTURE URBAN DEVELOPMENT**

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Future urban development designations identify areas within the RVSB limits and adjacent Rural Municipality, where the future use of land or the timing of development is uncertain due to issues of uncompleted planning and engineering studies, servicing, transitional use, market demand or jurisdictional issues. In areas where higher density residential development is not practical or desirable at the time, existing agricultural activities shall continue, until such time as the area is developed for any urban use. The Village is limited in its growth potentials due to servicing and its limited land available within its corporate boundaries.

This OCP identifies those lands potentially subject to urban expansion. The RVSB strongly encourages urban type development and land use patterns which are adjacent or in proximity to urban municipalities in the region to be annexed into that urban municipality prior to its development and to ensure the proper provision of urban services required.

Development and land use patterns which are adjacent or in proximity to the RVSB that would hinder the expansion of the community, or which may have negative effects on future urban design and/or densities, shall be discouraged.

### **8.1 IMPLEMENTATION**

The intent of the Future Land Use Map is to serve as a guide for the growth of the community and to identify those lands potentially subject to annexation into the RVSB. Future Urban Development zoning designations will be applied as the interim zoning to all lands incorporated into the RVSB through boundary alteration.

### **8.2 BOUNDARY ALTERATION/ ANNEXATION**

The periodic need for urban expansion through the annexation process shall be logical and consistent with the policies of this OCP and in accordance with the Future Land Use Map, and the RVSB's infrastructure management.

Planning for annexation should consider a 10-20 year time horizon for land needs and shall be undertaken in a positive, orderly, timely and agreed-upon process. Any proposed boundary alternations will include direct consultation and discussions with the RM of McKillop.

Annexation shall follow legal boundaries or in any case natural features to avoid creating a fragmented pattern of land ownership and should, as much as possible, have support from the current landowners involved.

### **8.3 INTER-MUNICIPAL COOPERATION**

**8.3.1** The RVSB has jurisdiction to manage many of the developments and behavior of its residents to protect the natural assets. The RVSB shares Last Mountain Lake with the region and might consider more interaction with the urban and rural municipalities abutting Last Mountain Lake.

**8.3.2** The RVSB shall strive to cooperate with the RMs of McKillop and Longlaketon to promote inter-municipal partnerships adjacent to the RVSB's boundary to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the RVSB.

**8.3.3** Inter-municipal initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services shall be encouraged.

**8.3.4** The Municipalities shall cooperate to ensure that development and land use patterns which are adjacent or in proximity to resort areas that may have negative effects on future urban design and/or densities that may hinder the RVSB's expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.



## 9.0 IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN

This OCP is the keystone of the community planning process, to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. An OCP enables a municipality to set development goals, objectives and policies which Council can use to manage, lead and foster opportunities for the community. An OCP must incorporate, as is practical, any applicable Provincial land use policies and statements of Provincial Interest.

### 9.1 THE FUTURE LAND USE MAP

The Future Land Use Map identifies areas that will accommodate new development within the RVS and those lands potentially subject to annexation in order to provide for future growth.

The Future Land Use Map is a development guide for Council and the community and brings together most if not all of the elements of the comprehensive plan such as natural resources, economic development, housing opportunities and transportation.

Additionally, it represents future land uses, future annexation areas and identifies those areas where Council would like to direct growth and jointly manage growth and development with the adjacent municipality.

The Zoning Bylaw may make provisions to allow for the creation of a high quality residential development and well planned and accessible green open spaces for the enjoyment of the community.



## 9.2 BYLAW IMPLEMENTATION

By setting out goals, objectives, and policies, the OCP will provide guidance for the RVSB in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the RVSB will be achieved.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the RVSB are the Zoning Bylaw and the subdivision process, including associated agreements.

## 9.3 ACTION PLANS

To achieve the goals set out in this Official Community Plan, a plan of action or implementation strategy is required. A suggested action plan is provided in Appendix “C” which includes key action items that may need to be completed to help the community achieve its goals outlined in the Plan.

Each action item relates to policy statements included in the Plan and Council may want to review the action items regularly to monitor progress and to determine if changes are required.

## 9.4 DEFINITIONS

The definitions contained in the Zoning Bylaw shall apply to this Official Community Plan.

## 9.5 ZONING BYLAW

*The Planning and Development Act, 2007*, requires the RVSB to adopt a Zoning Bylaw as the tool for the implementation of the OCP. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this OCP by prescribing the uses of land, buildings sizes and setbacks or other improvements that will be allowed in the different zoning districts established in the RVSB.

### Zoning Bylaw Objectives

- Land-use conflicts are avoided.
- Future development will meet minimum standards to maintain the amenity of the RVSB.
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions.
- Development does not place undue demand on the RVSB for services, such as roads, parking, water, sewer, waste disposal, and open space; and that future land use and development are consistent with the goals and objectives of the RVSB.

The Zoning Bylaw provides the RVSB with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards proscribed by the RVSB from time to time.

To ensure, that these regulations work to help achieve the stated goals and objectives, the Zoning Bylaw itself must be consistent with the policies and the intent of this OCP. In considering a Zoning Bylaw amendment, the RVSB should refer to the policies contained in the OCP to ensure that the development objectives of the RVSB are met.

## 9.6 CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of *The Planning and Development*

*Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned; and
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the RVSB as a whole.



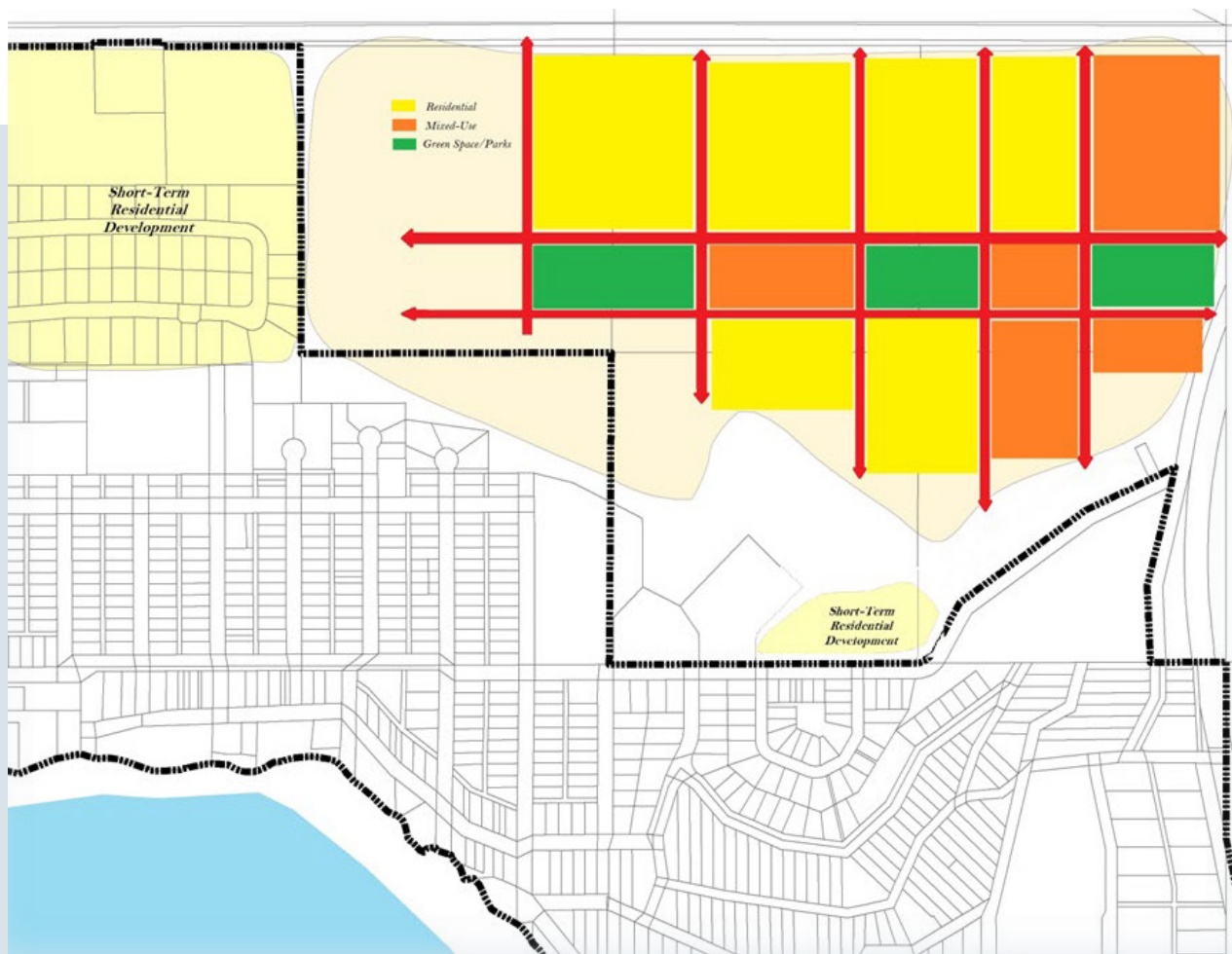
## 9.7 CONCEPT PLANS

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for new developments:

- Ensure the efficient provision of current and future infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems;

- Outline density of developments and proposed phasing of development; and
- Provide design features for special purposes such as landscaping, buffers, open spaces, and street layout; and

The Council shall ensure that any concept plan is consistent with the Official Community Plan.



Sample of a potential area concept plan

## 9.8 SPECIAL STUDIES

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies shall be required including traffic studies to determine impacts upon the road and highway system within the region, to identify lands affected by flooding or slope hazards, endangered species, heritage resources, potable water supply and septic management, potential for ground and surface water pollution, foundation designs, and general risk to health and the environment. All development proposals shall be consistent with the OCP and the Future Land Use and Development Constraint maps forming part of the Bylaw.

## 9.9 PUBLIC WORKS

The capital works program and public improvements of the RVSB shall be consistent with the OCP and the Future Land Use and Development Constraints maps forming part of the Bylaw. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

## 9.10 DEVELOPMENT LEVIES AND AGREEMENTS

**9.10.1** Council may provide for a Development Levy Bylaw as specified in *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

**9.10.2** Council may adopt a Bylaw that specifies the circumstances when offsite levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.



## **9.11 SERVICING AGREEMENTS**

**9.11.1** Council may establish fees by Bylaw that would be applied in a servicing agreement at the time of subdivision in accordance with The Planning and Development Act, 2007, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the RVSB and to address other concerns specific to the proposed subdivision.

**9.11.2** Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and their customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

**9.11.3** Where a subdivision of land requires the installation or improvement of municipal services such as storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and leveling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that the council may require, the developer will be required to enter into a Servicing Agreement with the RVSB to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

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



## 9.12 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is the approving authority for subdivisions. The RVSB has input into the subdivision procedure at two points.

First, the RVSB provides comments on all applications for subdivision within the RVSB. In reviewing subdivisions, the RVSB should consult this OCP to see whether the proposed development is consistent with the long-term goals of the RVSB and the desired future pattern of development. The RVSB may contract the services of a qualified land use planner to provide comments on the development. Application fees should be sufficient to cover the review process.

Second, the RVSB has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. Also, in the Zoning Bylaw the RVSB can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Again, since zoning is intended to implement the RVSB's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the RVSB.

## 9.13 REVIEW AND AMENDMENT

An OCP is not a static document and does not commit the RVSB to an inflexible development policy. As new issues and concerns arise, or old ones change, the OCP should be revised to meet these changes.

The OCP should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies as set out are effective in achieving those objectives. The concerns, objectives and policies of the OCP must be kept up to date to ensure that the document will deal with the real development issues facing the community.

On occasion land uses or developments may be proposed that do not conform to the OCP. The OCP can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the OCP and the future development of the RVSB should be examined. Any changes to the OCP or the Zoning Bylaw should be in the interest of the future development of the community as a whole. Periodical review and amendment the OCP should serve as an effective guide for the Council to make decisions on the future development of the RVSB.

**10.0 REPEAL AND EFFECTIVE DATE OF BYLAW** \_\_\_\_\_

**MINISTERIAL APPROVAL**

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government relations.

This Bylaw repeals any Land Use Policy Bylaw provisions under the previous Last Mountain Lake Planning District provisions.

**COUNCIL READINGS AND ADOPTION**

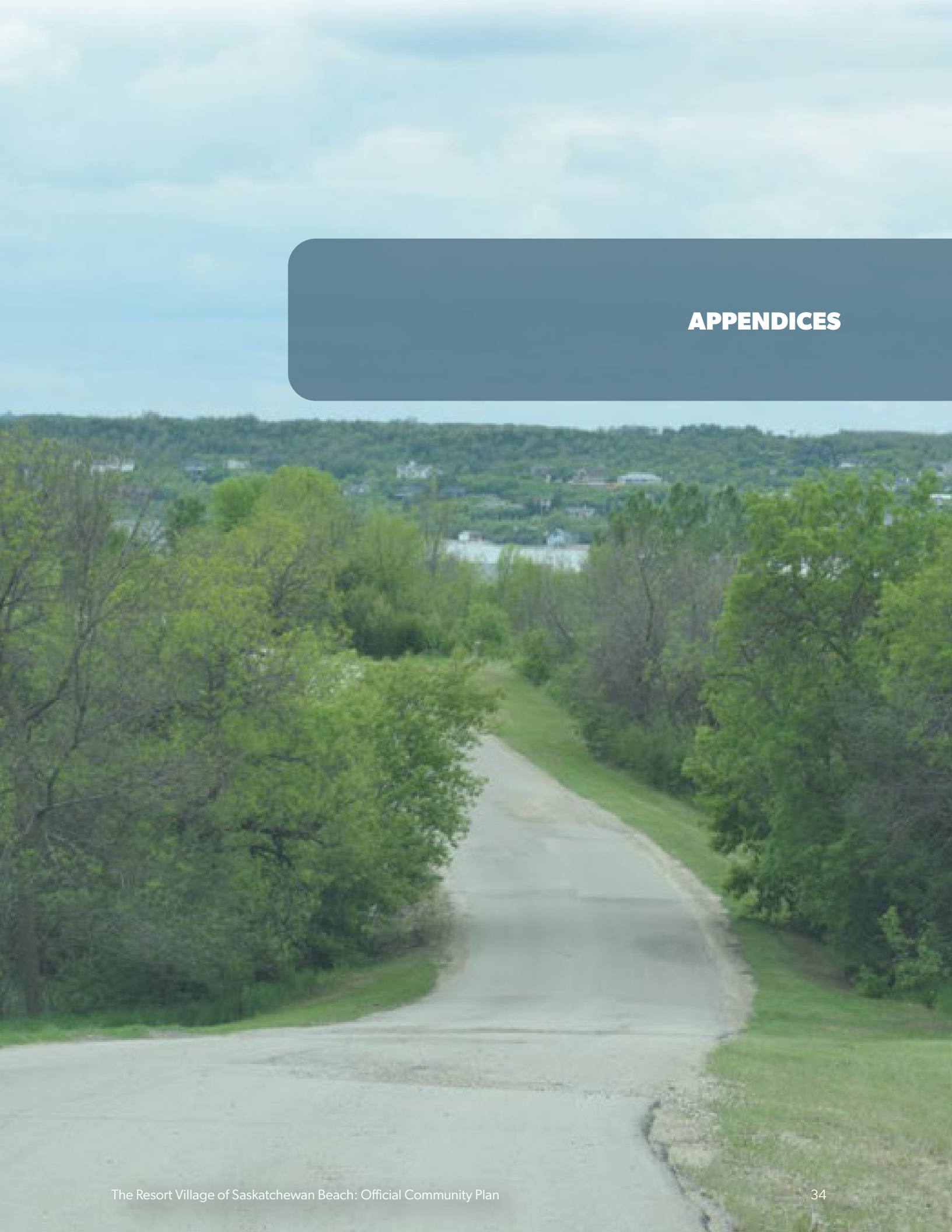
Introduction this	_____	day of _____	2023
Read a first time this	_____	day of _____	2023
Read a second time this	_____	day of _____	2023
Read a third time this	_____	day of _____	2023
Adoption of Bylaw this	_____	day of _____	2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ADMINISTRATOR

Ministerial Approval Date \_\_\_\_\_

\_\_\_\_\_  
Mauricio Jimenez MCIP RPP  
Professional Community Planner of Saskatchewan



## **APPENDICES**

## APPENDIX A: FUTURE LAND USE MAP

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Appendix A presents a **“limited” Future Land Use Map** for the RVSB. The general area denoted is subject to further review and revision.

As noted in this OCP, the Future Urban Development Policies, there is limited growth potential for the RVSB. At this time, the only new growth would potentially be the area immediately north and east of the RVSB boundaries and within the boundaries on the east side of the community.

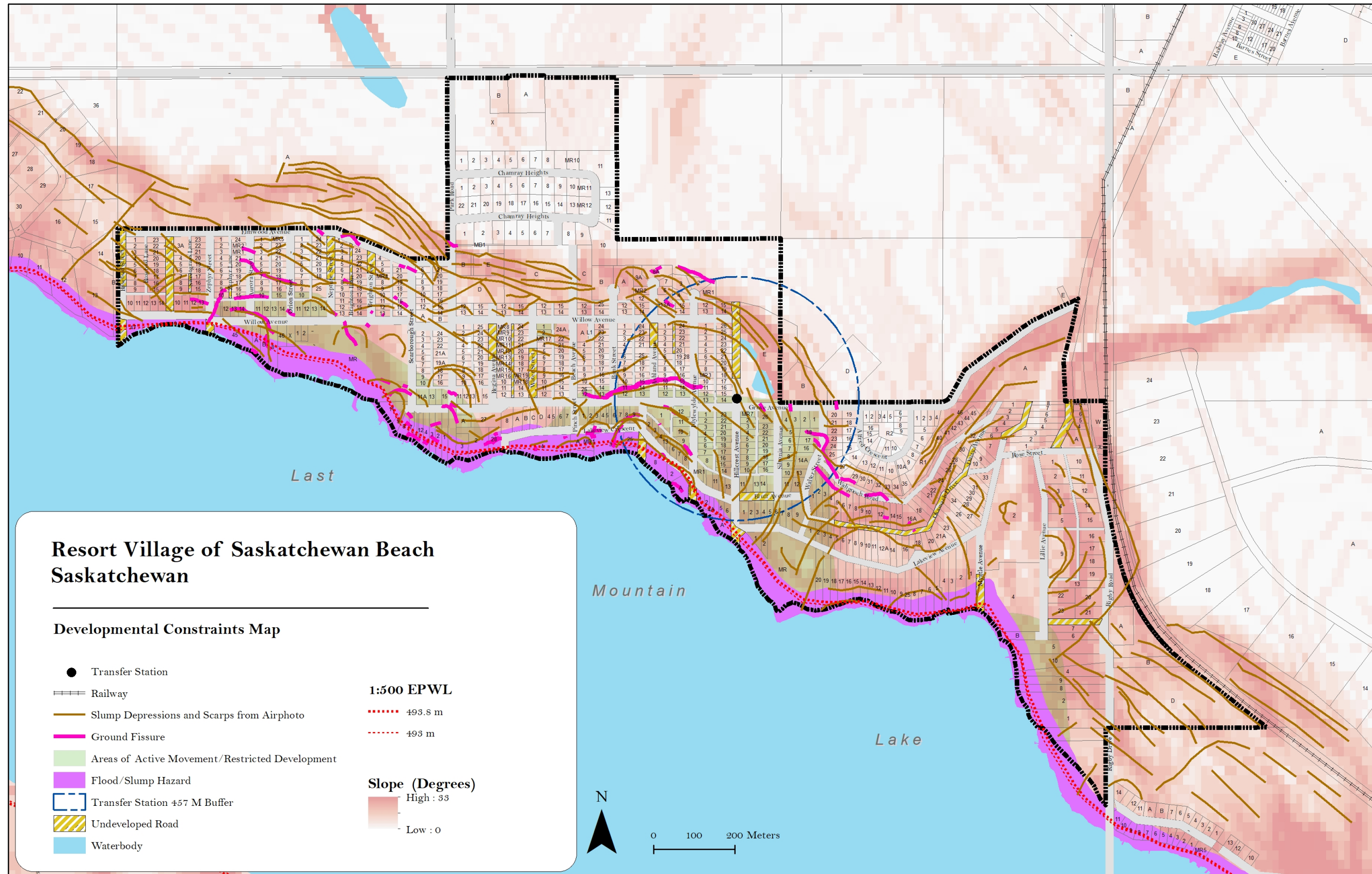
It is recommended any future detailed land use Concept Plans for any development include additional land use planning and a general engineering study to determine the best land use concept plan configuration, the type of land uses to be accommodated and establishment of general engineering requirements necessary for both proper and sustainable development. It is expected some community service, municipal reserve and possibly environmental reserve areas may be included in association with the residential land use. In addition, a phased approach to land development is strongly recommended to maintain a “managed growth” development scenario within the RVSB.

Furthermore; Future Land use Concept Plans should consider the following elements: population and demographic trends, water supply and waste water management, solid waste management and waste minimization, transportation planning within the general rural district, energy efficiencies for new development, habitat preservation and environmental protection, sound drainage planning and storm- water management, proper land use planning, lakeshore management, housing requirements, impacts of development on the general region, emergency services and policing, and the general principles of sustainable and responsible development in the Last Mountain Lake eco-system.



# APPENDIX B: REFERENCE MAPS

## Development Constraints Map



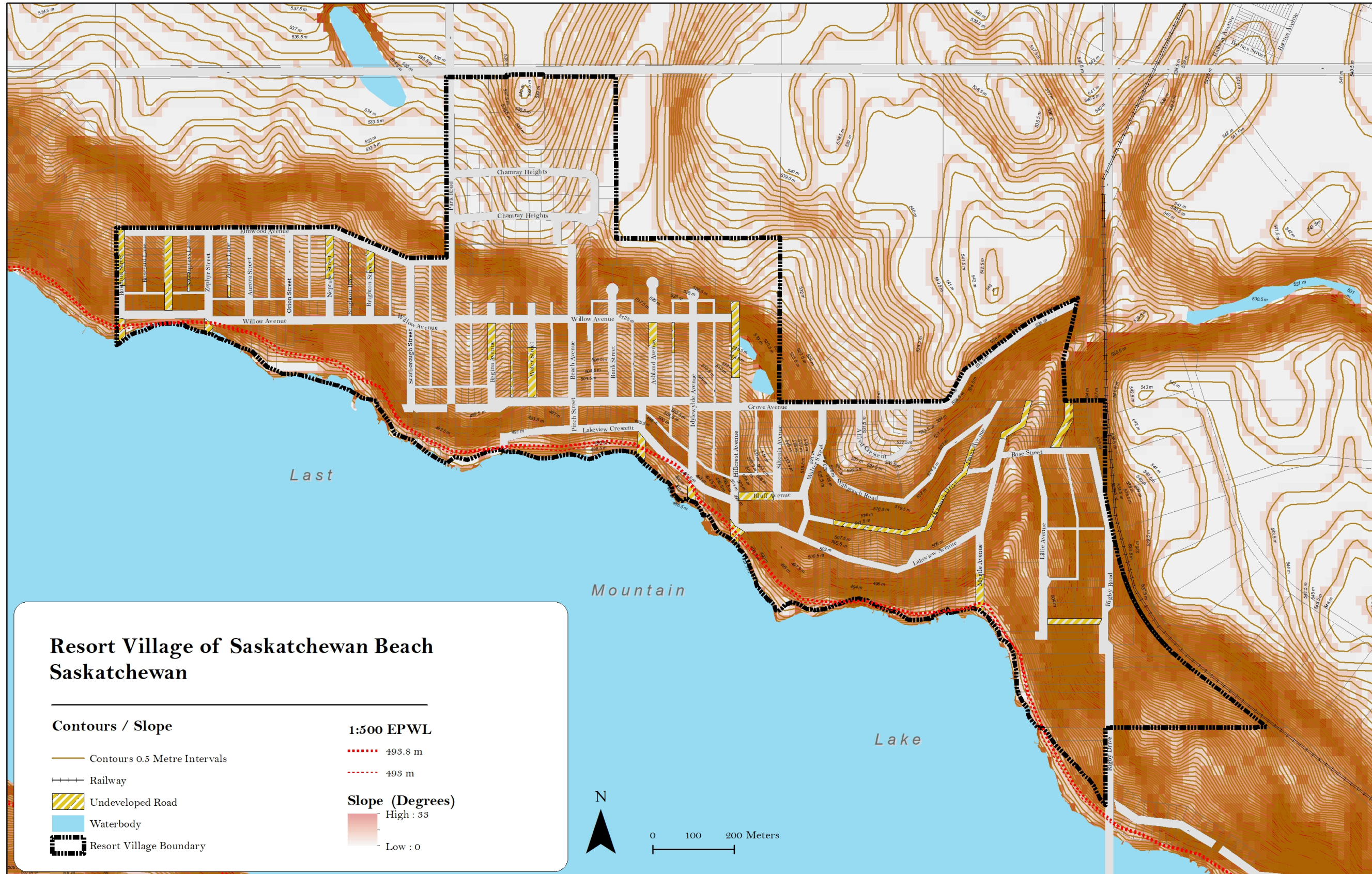
## APPENDIX B: REFERENCE MAPS

### Airphoto Mosaic Map



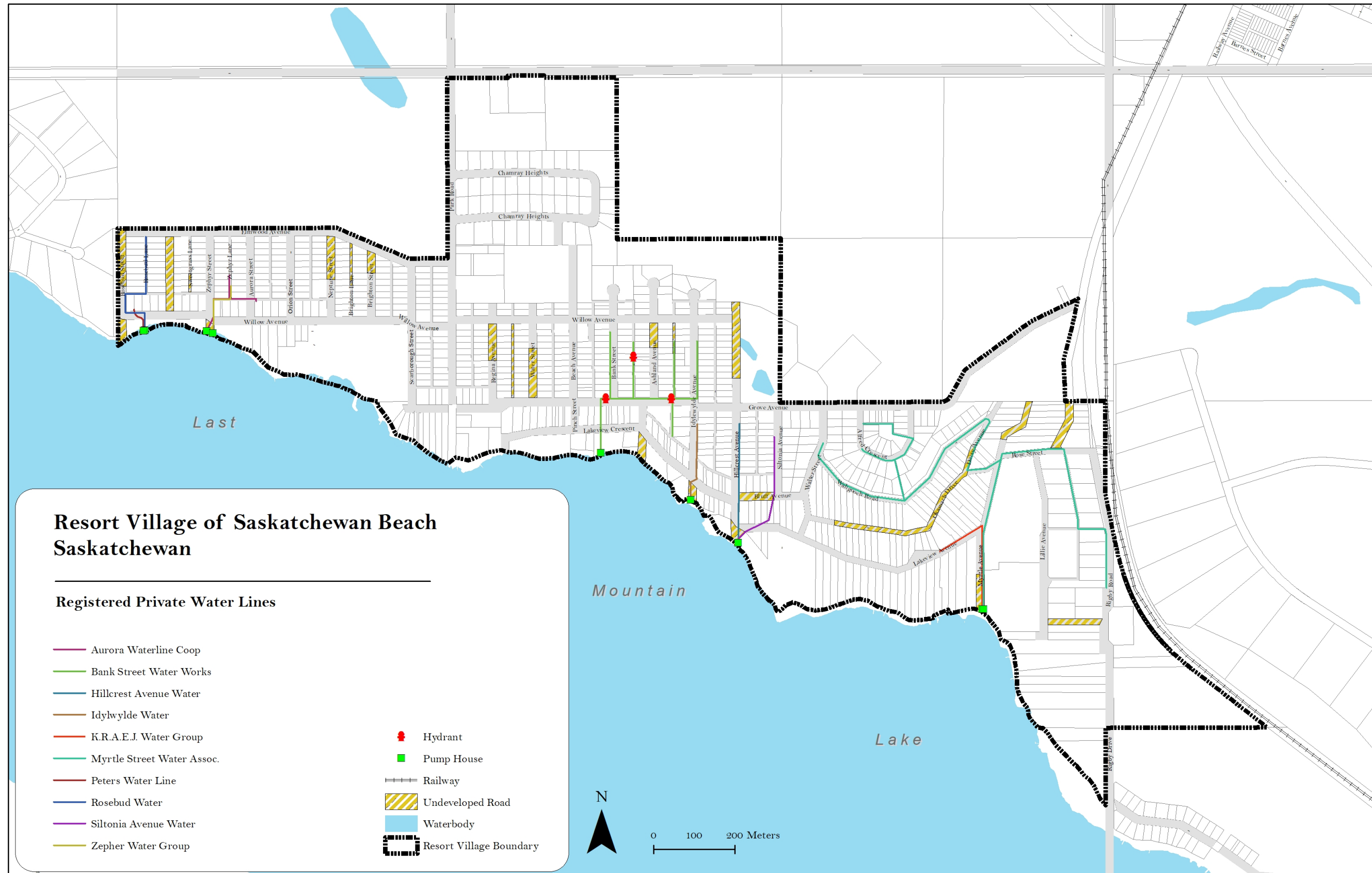
# APPENDIX B: REFERENCE MAPS

## Contour Lines



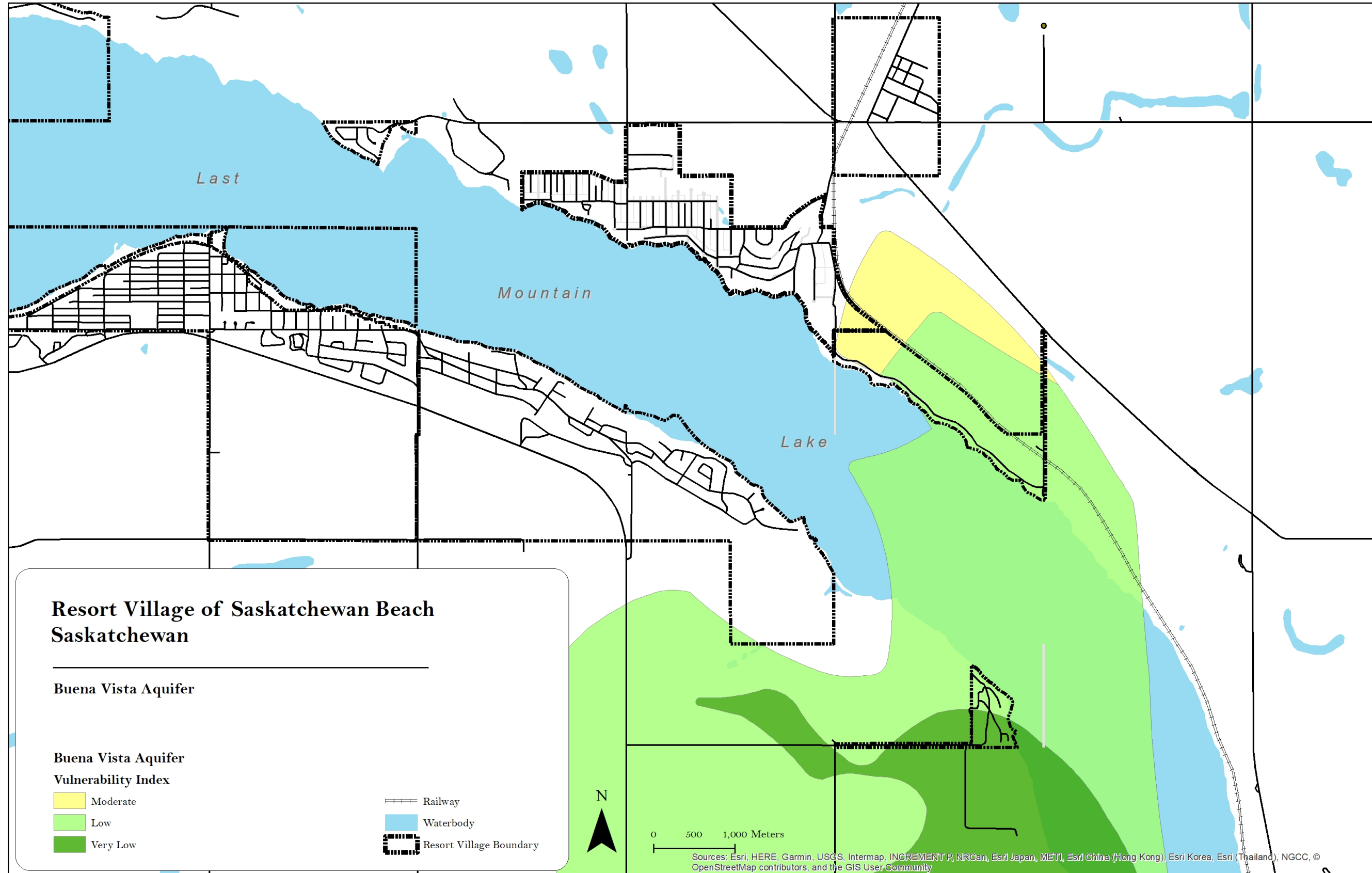
## APPENDIX B: REFERENCE MAPS

### Private Water Lines



## APPENDIX B: REFERENCE MAPS

### Aquifer Vulnerability Map



## APPENDIX C: SUGGESTED ACTION ITEMS FOR PLAN IMPLEMENTATION FOR THE RESORT VILLAGE OF SASKATCHEWAN BEACH

### SHORT TERM

Action Item	Policy Reference	Key Participants/Stakeholders
General Study of Documents	OCP General	RVSB Council and Administrator to become familiar with the new Official Community Plan for the RVSB and the associated new land use Zoning Bylaw which replaces the Last Mountain Lake District Planning Commission Zoning Bylaw (1982/1991).
Distribution of the OCP and Zoning Bylaw to Residents	OCP Sec 3.12	RVSB Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of RVSB. In addition, all prospective developers and real estate agents should also be provided copies of the document.
Internal Roadway Improvements	OCP Sec 6.8	RVSB Council and Administrator to consider a short and long-term plan for dust control on the internal roadways in RVSB.
Servicing Agreement	OCP Sec 9.11.2	RVSB Council and Administrator to establish fees to ensure land development and capital costs for development are borne by the developer and not by the general public.
Establish Effective Bylaw Enforcement	OCP Sec 3.16	RVSB and possibly other municipalities in the district should engage effective bylaw enforcement to enforce priority bylaws. Cost-sharing options with other municipalities should be encouraged.

## SHORT TERM, *continued*

Action Item	Policy Reference	Key Participants/Stakeholders
Geo-Technical Engineering Studies	OCP Sec 7.3	RVSB Council and Administrator to require geo-technical testing of land within the RVSB to establish safe building areas, standards for foundation construction and site remediation where required. This requirement may be provided by the RVSB and/or private land developers. These engineering costs could be covered in the cost of each new lot sold by the RVSB.
Establishment of Building Inspection		RVSB Council and Administrator to maintain the building inspection system to ensure compliance with the Construction Codes Act and bylaws of the RVSB.
Infrastructure Maintenance/Repairs	OCP Sec 6.1 Municipal Needs Assess.	RVSB Council and Administrator to actively monitor its current infrastructure inventory assets and to ensure long-term sustainability of existing and future infrastructure.
Protect Critical Habitat	OCP Sec 5.0	RVSB Council and Administrator to ensure critical wildlife habitat is protected during the review of proposed land subdivisions and land development.
Solid Waste Management	OCP Sec 6.7	RVSB Council and Administrator to explore option of working with other municipalities in the district to pursue a comprehensive solid waste management plan and recycling.
Lakeshore Management Plans	OCP, Sec 7.16	RVSB Council and Administrator to consider the preparation of Lakeshore Management Plans to protect and enhance the important lakeshore features at RVSB. A wide range of elements could include shoreline beautification and protection, erosion monitoring and control.
Establish 1:500 Design Flood Level	OCP, Sec 7.7	RVSB Council and Administrator to contact the appropriate provincial agency to confirm the most current 1:500 design flood elevation and recommended safe building elevation for permanent structures in the RVSB.

## SHORT TERM, *continued*

Action Item	Policy Reference	Key Participants/Stakeholders
Land Use Concept Plans	OCP, Sec 3.3 OCP, Sec 4.2	RVSB Council and Administrator to ensure all land use concept plans conform with the Official Community Plan..
Proposed Plans of Land Subdivision	OCP Sec 9.0	RVSB Council and Administrator to ensure all proposed plans of land subdivision shall conform to both the OCP and the governing land use concept plan for the specific area of proposed land subdivision.
Emergency Response Plan	OCP Sec 3.10	Prepare, update and practice an Emergency Response Plan on a regular basis. Inter-municipal agreements should also be encouraged for mutual assistance.
Public Communication Plan	OCP Sec 3.12	RVSB Council and Administrator to continue to establish and maintain communication and participation with all residents of the RVSB.
Entrance Enhancement to RVSB	OCP Sec 6.0	RVSB Council and Administrator to prepare a plan for beautification to project a positive and clean image of the community. Possible consideration of Mixed-use policies and designations.
Establishment of Development Levies	OCP Sec 9.10.1	RVSB Council and Administrator to consider a Development Levy Bylaw where new development is of a greater density which will require an upgrade to services beyond those normally provided in the subdivision of land.

**SHORT TERM, *continued***

Action Item	Policy Reference	Key Participants/Stakeholders
Monitor Sewage Disposal Regulations		RVS Council and Administrator to monitor any proposed changes in policy by the senior governments with regard to sewage disposal regulations which might impact both the municipal government and future land servicing requirements within the RVS.
Schedule an annual review of the Official Community Plan	OCP, Sec 9.13	RVS Council and Administrator. The review of the OCP should be done in conjunction with the annual budget and with any longer-term capital projects. The services of a professional community planner should be engaged in five (5) years to undertake a full review of policies, issues and strategic directions.
Annual review of the RVS Zoning Bylaw.	RV of RVS Zoning Bylaw	RVS Council and Administrator to schedule and annual review of the RVS Zoning Bylaw and consider any "house-keeping" amendments in a "batch" amendment.

## MID TERM TO LONG TERM

Action Item	Policy Reference	Key Participants/Stakeholders
Schedule major review of the Official Community Plan	OCP, Sec 9.13	RVSB Council and Administrator. The major review of the OCP should be done by a professional community planner and should examine current issues, policies and strategic directions of the RVSB.
Review Crime and Safety	Municipal Needs Assess.	RVSB Council and Administrator to review the policing service agreement(s) with the RCMP and adjacent small urban and rural municipalities.
Development of Vacant Lots	Municipal Needs Assess.	RVSB Council and Administrator to promote the development of vacant residential lots in a coordinated manner.
Inter-Municipal Cooperation	Municipal Needs Assess.	RVSB Council and Administrator should promote inter-municipal cooperation at both the Council level and the Administrator level. The sharing of information, equipment, coordination of road maintenance, solid waste management and wastewater management are areas for preliminary consideration.
Municipal Best Practices in Municipal	Municipal Needs Assess.	RVSB Council and Administrator to consider sharing "Best Management" practices amongst a wide range of municipalities in Saskatchewan. The objective is to exchange knowledge and techniques to increase municipal efficiencies.