



VILLAGE OF
KENOSSEE

OFFICIAL COMMUNITY PLAN

BYLAW NO. 2022-5

DECEMBER 2022

SCATLIFF + MILLER + MURRAY

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The Village of Kenosee Lake

Official Community Plan Bylaw No. 2022-5

1. Pursuant to *Sections 29 and 32 of The Planning and Development Act, 2007*, the Council of the Village of Kenosee Lake hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. The Village's existing Official Community Plan (2017) and any amendments thereto is hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____ , _____

Read a Second Time the _____ day of _____ , _____

Read a Third Time and Adopted the _____ day of _____ , _____

Mayor

VILLAGE SEAL

Administrator

Certified a True Copy of the Bylaw adopted by Resolution of Council

on the _____ day of _____ , _____ .

OFFICIAL COMMUNITY PLAN

VILLAGE OF KENOSEE LAKE

SCHEDULE "A" TO BYLAW No. 2022-5

December 2022

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EXHIBIT A: FUTURE LAND USE MAP

1.0 INTRODUCTION

1.1 PURPOSE & AUTHORITY OF THE OCP

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Village of Kenosee Lake (the Village) has prepared and adopted this Official Community Plan (OCP) to provide long-term strategic direction for managing future growth and development. The OCP will be primarily implemented by the corresponding Zoning Bylaw, as well as other policies, procedures, and future projects outlined herein.

1.2 WHAT IS AN OCP?

The OCP is a comprehensive policy document that establishes the Village's vision for the future and a framework for the physical, environmental, economic, social, and cultural development of the municipality. In this sense, it is a tool to guide future decision making and administrative procedures. All other related Village policies, standards, and bylaws should reflect the direction of the OCP. Should there be any direct conflict with another Village policy or bylaw, then the position that aligns best with the OCP will prevail. The OCP must also be consistent with The Statements of Provincial Interest Regulations (SPIs) and all other provincial land use policies.

1.3 ORGANIZATION OF THE OCP

The OCP is composed of four major sections:

- **Section 1.0** includes important information on what an OCP is for and how to use it.
- **Section 2.0** provides background information on the Village and the foundation of the OCP: the Village's Vision, Mission, Values, and General Development Policies.
- **Section 3.0** contains the planning objectives and policies that apply to the entire Village or to specific areas that are demonstrated on the **Future Land Use Map (Exhibit A)**.
- **Section 4.0** contains the procedures and tools for administering, monitoring, and implementing the OCP.

1.4 HOW TO USE THE OCP

For any OCP to be effective, it must be easy to comprehend and navigate. The following is a general guide intended to assist the reader in using the OCP in relation to a proposed project, amendment, or other land use and development issue:

- **Step 1:** Review the **Future Land Use Map** to determine the characteristics of the subject land and the surrounding area.
- **Step 2:** Review the objectives and policies in **Section 3.0** that apply to the subject land and the proposed development and use.
- **Step 3:** Evaluate whether the proposed development and / or use conforms to the intent of the OCP Vision, Mission, and Values, as well as relevant Objectives and Policies, or whether an OCP amendment would be necessary in accordance with **Section 4.0**.

1.5 DEFINITIONS

The definitions contained in the *Village of Kenosee Lake Zoning Bylaw No. 2022-6* shall apply to this OCP.

2.0 BACKGROUND + VISION

2.1 ABOUT KENOSEE LAKE



The Village of Kenosee Lake is located in southeast Saskatchewan within the scenic and expansive Moose Mountain Provincial Park. The Village is a small, yet dynamic community with a population of 236 full time residents (2021 Census). Additionally, many part time residents who have cabins, arrive mostly during the warmer months. Summers at Kenosee Lake are filled with many tourists visiting and taking advantage of all that the beautiful nature of Kenosee Lake and the surrounding park has to offer. Residents and tourists spend their days at the beach or on the water taking part in numerous water sports. As well, the play parks are filled with children enjoying the fun and the sun, hikers and cyclers on various trails, and golfers on the local golf course. Winter months are filled with various activities including snowmobiling, ice skating, tobogganing, snow shoeing, ice fishing and cross country skiing to name a few. Just under 20 minutes away from the towns of Wawota and Carlyle, the Village of Kenosee Lake is a perfect place to bring the family anytime of the year and a wonderful community in which to live!

2.2 VISION

Kenosee Lake is a thriving community that is developed in harmony with the environment and provides its residents, businesses and visitors with a multitude of services while promoting a healthy and sustainable lifestyle.

2.3 MISSION

- Conserve the biodiversity, unique landscapes and ecosystems for present and future generations.
- Ensure that the municipality's culture and heritage resources are protected, conserved and responsibly used.
- Promote cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development and services.
- Ensure the safety and security of individuals, communities and property from natural and human- induced threats.
- Create reliable and cost-effective public works to facilitate economic growth and community development.
- Support a high quality of life for its citizens and visitors by providing and encouraging recreation and tourism opportunities.
- Create access to appropriate housing options that meets the community's needs and promotes independence, security, health and dignity for individuals and enhances the economic and social well- being of the community.
- Achieve environmental stewardship and responsible development.

2.4 VALUES

- **Environment:** To preserve and protect the natural environment and its surrounding region.
- **Cooperation:** To maintain and enhance relationships with surrounding municipalities, Provincial Park, First Nations Communities and other organizations and communities to pursue opportunities for regional benefit.
- **Sustainability:** To promote healthy and appropriate growth by creating appropriate policies and regulations that encourages appropriate development within the Village that minimizes potential land use conflicts.
- **Residential:** To accommodate appropriate commercial development that serves the residential and recreational needs of the community.
- **Lakeshore:** To ensure that the development on Kenosee Lake remains within the capacity of the environment.
- **Public Safety:** To protect residents and future developments through education and awareness of hazardous lands within the Village.

2.5 GENERAL DEVELOPMENT POLICIES

- Development shall follow a compact pattern of growth that allows for the efficient use of land, infrastructure, and public facilities, as demonstrated by the **Future Land Use Map in Exhibit A** of this OCP.
- Development will be encouraged where services and infrastructure capacity exists or where they can be upgraded or developed to municipal standards at the expense of the developer.
- Development shall support the social, cultural, and economic vitality of the Village, and shall be integrated responsibility with the landscape in a way that conserves the natural environment.
- Residential development shall provide a diversity of housing options in appropriate areas that are planned and designed in an economically and environmental responsible manner.
- Commercial development shall provide amenities and services that enhance the Village experience and complements, rather than detracts from existing community character.
- When reviewing applications for development, consideration will be given to the compatibility with adjacent land uses, impacts on municipal services, impacts on drainage, surface and groundwater, sewage disposal impacts and pollution potential, provision of green space and trails, provision of public safety and any other criteria that Council deems necessary to support a sustainable and resilient community.

3.0 OBJECTIVES + POLICIES

3.1 ENVIRONMENT & COMMUNITY HEALTH



Moose Mountain Provincial Park

The Village's greatest resource and focal point of the community is Kenosee Lake and the surrounding Moose Mountain Provincial Park. As a result, the Village and its residents are committed to balancing growth and development with the health of community members and the environment. Importantly, these outcomes should not be viewed as either/or scenarios, but rather, as interrelated factors for building a healthy and sustainable community. Whether related to protecting natural areas and resources, or ensuring equal access for all ages and abilities, decisions regarding future development in the Village must consider social, environmental, and economic outcomes collectively. In accordance with this approach, the intent of the following objectives and policies is to provide guidance on environmental and community health matters in the Village, specifically as they relate to land use and development.

3.1.1 Objectives

- (1) To restore, enhance, and protect the water quality of Kenosee Lake and all other environmentally sensitive areas in the community.
- (2) To ensure that development does not occur on potentially hazardous lands without adequate standards and mitigation measure to minimize the risk of flooding, erosion, and slope instability.
- (3) To maintain public access to the shoreline and to encourage private and public development that is free of barriers for residents of all ages and abilities.
- (4) To protect and promote the health, safety, and well-being of all community members.
- (5) To practice better environmental stewardship and increase local capacity for adapting to potential risks and disruptions caused by climate change.

3.1.2 Policies

(1) Environmental and Ecological Conservation

- a. No development shall unduly hinder the ecological value, integrity and management of environmental resources within the Village.
- b. The Village shall work with governments, private agencies, and conservation groups to protect and conserve Kenosee Lake and any other ecologically valuable and environmentally sensitive lands.
- c. In accordance with **Section 4.2.2**, Council may dedicate lands as Environmental Reserve to protect riparian areas, native grasslands, wildlife habitats, or other environmentally sensitive areas.
- d. The Village may require a technical study to be completed in support of any development application in accordance with **Section 4.2.5** to ensure ecologically valuable and environmentally sensitive lands are conserved.

(2) Slope Instability, Slumping, and Flooding

- a. Hazardous lands subject to erosion, landslides, subsidence, or flooding should generally be left in its natural state unless used for low intensity uses such as open space and passive recreation.
- b. Development of new buildings or additions to buildings within the floodway of the 1:500 year flood elevation of Kenosee Lake or other any watercourse or water body shall be prohibited. Flood proofing of new development to a safe building elevation of, at minimum, 0.5 metres above the 1:500 year flood elevation shall be required.
- c. The Water Security Agency (WSA) will be the primary source for technical advice in determining whether a proposed development may be prone to flooding issues, including whether the land is located within the 1:500 year flood elevation and whether mitigation strategies or flood-proofing are required.
- d. Any proposed development on lands that are subject to potential flooding, slumping, or slope instability should require a geotechnical study to be completed in accordance with **Section 4.2.5**. Said studies shall address means to eliminate or reduce risks to acceptable standards, as determined by the Village and the appropriate Government Ministry or Agency.

(3) Groundwater Protection

- a. Ensure that development shall not deplete or pollute drinking water resources within the Village and broader region.
- b. Commit to the protection of public health and the environment through the use of water management strategies that:
 - i. Maintain healthy ecosystems;
 - ii. Provide safe and reliable drinking water; and
 - iii. Manage waste and storm water to the greatest possible extent within financial limitations.
- c. Support the implementation and evolution of the *Upper Souris Watershed Protection Plan* and the *Moose Mountain Water Resource Management Plan*.
- d. The Village may require a technical study to be completed in support of any development application in accordance with **Section 4.2.5** to ensure that the quality and quantity of water resources will not be adversely impacted.

(4) Climate Change Adaptation

- a. The Village shall acknowledge and initiate preparations for the impacts of climate change and extreme weather events on the Village and its residents, including during the planning and locating of public works.
- b. The Village should consider ways to reduce the environmental footprint of all their facilities, services, and operations.
- c. Encourage public and private investment in sustainable development and technologies including renewable energy systems such as solar, wind, or geothermal.
- d. Consider community and regional fire protection measures such as emergency escape routes and firebreaks.

(5) Village Vegetation

- a. The protection of mature trees in the Village shall be encouraged to maintain community character and air quality, which may be strengthened through a Tree Protection By-law.
- b. Encourage the prominent planting of native and non-invasive vegetation that is resilient to climate change, and minimizes or eliminates the need for irrigation.
- c. A diverse stock of local tree species should be maintained in parks, open spaces, pathways and residential areas.
- d. Developers may be required to provide a landscaping plan with provisions to plant a minimum number of trees and/or shrubs as part of the development review and approvals process.

(6) Accessible and Age-Friendly Development

- a. The Village should encourage universal accessibility design standards to be considered and included in the development of all public and private spaces throughout the community.
- b. Support the ability of seniors to age-in-place in the community by encouraging varying levels of home care, intergenerational living arrangements, and through design solutions such as walking paths and resting spaces.
- c. Consider making improvements to the accessibility of the Village's public spaces and work with the Province on accessibility improvements to those in the Provincial Park.

(7) Incompatible Uses & Hazardous Lands

- a. The Village shall require the assessment of potentially hazardous or contaminated sites, and if necessary, require action to mitigate or remediate the site to an acceptable and safe standard.
- b. Development that involves the production, handling, or storage of hazardous material shall be adequately and safely contained and separated from areas and buildings used for human use and/or occupation.
- c. Development that involves the potential for hazardous discharges into the air, soil, or water shall be prohibited.

3.2 RESIDENTIAL DEVELOPMENT

Residential development is the primary use of land within the Village and primarily consists of single family dwellings with a few multi unit dwellings such as rowhouse and apartment buildings. The community originally was described as having predominantly resort and seasonal occupants where recently permanent residency is prevailing. Due to being surrounded by the Provincial Park, growth by outward expansion of its boundaries is constrained. However, the Village recently developed a new subdivision that will contain approximately 35 lots once all phases are built out. The objectives and policies that follow are intended to encourage responsible residential development in appropriate areas that supports growth and provides a variety of lifestyle options for people of all life stages

3.2.1 Objectives

- (1) To encourage infill development on presently vacant or underutilized residential sites within the existing and already serviced residential areas.
- (2) To ensure that development and uses of residential properties are compatible and complementary with the existing Village community.
- (3) To encourage sustainable building design and property maintenance to ensure that residential sites are developed, used, and maintained to acceptable standards.
- (4) Limit non-residential uses to compatible home-based businesses.

3.2.2 Policies

- (1) The Village shall use the tools available to them to ensure residential development is designed and constructed in compliance with the OCP, Zoning Bylaw, and the relevant building codes as described in **Section 4.2.6**.
- (2) The Village shall consider the capacity of existing servicing infrastructure and community services when reviewing proposals for new residential development.
- (3) Single-detached dwellings shall be the primary form or housing type. Residential development that complements established community character will be encouraged.
- (4) The following opportunities for modest intensification of existing residential areas may be considered through the discretionary use process provided they comply with this OCP and the Zoning Bylaw:
 - a. Secondary, garage, or garden suites.
 - b. Subdivision of existing lots into smaller sites.
 - c. Building types with two or more dwelling units.
- (5) Encourage innovation in residential building and site design including modular dwellings, passive housing design, and low impact development strategies.
- (6) Residential landscaping strategies that increase the risk of fire, hillside slumping, and shoreline erosion shall be discouraged.
- (7) Opportunities for affordable and seniors housing options, as well as supportive housing, such as care homes and day care centres, should be encouraged in all compatible areas of the Village.
- (8) Bed & breakfast or vacation rental operations may be allowed at the discretion of Council provided they comply with the provisions of the Zoning Bylaw.
- (9) Home-based businesses may be allowed if it can be demonstrated that the business will not create any undue nuisance, traffic congestion, or detract from the character of the area.

3.3 COMMERCIAL & ECONOMIC DEVELOPMENT

The Village of Kenosee Lake provides a residential community in a resort setting. Council supports commercial and business services designed to complement this function within designated areas. Commercial development may be considered, which will not detract from the primarily residential and recreational character of the community. The intent of the objectives and policies is to accommodate appropriate uses in commercial areas identified on the **Future Land Use Map** that enhance available amenities and contribute to a diversified tax base and economic development.

3.3.1 Objectives

- (1) To support and strengthen local businesses and promote economic development.
- (2) To maintain and enhance the appeal of commercial areas by encouraging a mix of local services, attractions, amenities, and potentially mixed-use or higher density residential development.
- (3) To improve connectivity throughout the Village while minimizing intrusion of commercial uses into residential and recreational areas.
- (4) To ensure that the Village maintains an adequate supply of commercial land that can be efficiently serviced to standards appropriate to the community's context.

3.3.2 Policies

- (1) Encourage new commercial development in existing commercial areas as identified on the Future Land Use Map that add amenity for residents, attracts visitors, and acts as a catalyst for future economic development.
- (2) The Village should consider incentive programs and other strategies to help retain existing and attract new businesses.
- (3) In addition to home-based businesses, opportunities for small-scale neighbourhood commercial uses such as coffee shops and convenience stores may be considered in strategic locations within existing residential areas.
- (4) Support the development or re-development of vacant or underutilized commercial sites within the Village.
- (5) Vacant commercial sites and buildings may be considered for community uses such as community gardens, farmers' markets, and pop-up shops or events.
- (6) The building, site, and landscape design of commercial development should contribute to an attractive, human-scale, and walkable public realm.
- (7) Parking and loading areas should be located and designed to minimize impacts to the pedestrian environment while ensuring there is safe and efficient traffic flow into, within, and out of commercial areas.
- (8) More intensive commercial uses that require larger sites, significant parking and loading demands, and potential for outdoor storage shall be listed as discretionary to ensure compatibility with adjacent areas.
- (9) As a condition of approval, Council may require a landscaped buffer, fence, or other forms of screening between adjacent land uses to promote compliance with the Zoning Bylaw's development application evaluation criteria.

3.4 CULTURE, RECREATION, & HERITAGE



The new community greenspace at the north end of the Village.

A wide range of recreation and tourism opportunities is an important aspect of living in Kenosee Lake and helps attract visitors that contribute to the Village economy. In addition to the lakefront and other available amenities in Moose Mountain Provincial Park, the Moose Mountain Lions Club and the Village recently completed a new greenspace at the north end of the village that includes a new playground, gazebo, and full outdoor ice rink. The Village is also committed to embracing its heritage and the natural landscape of the Provincial Park. As such, the intent of these objectives and policies is to provide guidance for protecting and enhancing the Village's recreational, cultural, and heritage assets.

3.4.1 Objectives

- (1) To celebrate and promote interest in Village events and activities amongst the community.
- (2) To promote healthy, active, and social lifestyles for people of all ages by providing spaces for either passive or programmed recreational activities in all four seasons.
- (3) To maximize use of, provide equitable access to, and where possible, enhance the Village's parks and recreational facilities, including the Kenosee Lake shoreline.
- (4) To identify and preserve cultural and heritage resources in the region and protect them from incompatible development that may threaten their integrity or operation.

3.4.2 Policies

(1) Culture

- a. Encourage a broad range of artistic and cultural opportunities that are accessible to all residents and visitors.
- b. Assist community groups in the planning and promotion of inclusive cultural events and initiatives.
- c. Provide spaces in Village-owned facilities and spaces for community groups to host events and programming related to arts, culture, and heritage.

(2) Recreation

- a. Provide a variety of high quality parks and public spaces designed for programmed and passive uses that keep residents active year-round.
- b. Recreational activities and programming should be made accessible and affordable for all members of the community and neighbours in the region.
- c. Consider placemaking strategies to enhance parks and recreation facilities, and the public realm in general to broaden their appeal and functionality for all users.
- d. Ensure existing and future parks and recreation facilities are properly maintained for the safe and leisurely enjoyment of the community.
- e. Consider strategies to naturalize parks and open spaces as an alternative to intensive landscaping where maintenance can be difficult, expensive, or detrimental to the natural environment.
- f. Work with the Province and other partners in the region to protect, enhance, and promote the Moose Mountain Provincial Park.

(3) Heritage

- a. Heritage resources – including officially designated provincial or municipal heritage sites, those in the process of receiving designation, and others deemed to have legitimate heritage or cultural value – should be protected from incompatible or potentially incompatible land uses that may threaten their integrity, operation, or general public value.
- b. Work with the Ministry of Parks, Culture and Sport’s Heritage Conservation Branch and other local community groups and individuals to identify historic sites or buildings in the Village with significant heritage value worthy of recognition and protection.
- c. The Village may take any steps warranted to preserve local sites and structures of significance including, but not necessarily limited to, the provisions outlined in *The Heritage Properties Act*.
- d. Support public and private efforts to reuse, renovate or adapt historic sites or buildings in ways that retain and highlight their character-defining elements.
- e. Consult the Parks Canada *Historic Guidelines and Standards for the Historic Places in Canada* to guide the conservation of sites or buildings owned, regulated, funded or guided by the Village.

3.5 INFRASTRUCTURE, UTILITIES, & COMMUNITY SERVICES

The continued provision of municipal infrastructure, utilities and community services will be essential for the future of the Village. As existing infrastructure ages and the Village population or share of permanent residents grows, the pressure placed on these systems will continue to increase, as will the costs associated with operating and maintaining them. Therefore, the intent of the objectives and policies that follow are to ensure that infrastructure improvements, utilities, and community services will be planned, delivered, and maintained in a deliberate, sustainable, and safe manner.

3.5.1 Objectives

- (1) To optimize the use of existing municipal infrastructure and utilities prior to making further investments.
- (2) To upgrade municipal infrastructure and utilities as required in a timely and cost effective manner.
- (3) To ensure the capacity of municipal infrastructure and utilities can accommodate existing and future Village development.
- (4) To construct and maintain municipal infrastructure and utilities without imposing detrimental impacts to the environment and the health and well-being of the community.
- (5) To maintain a healthy, safe, and orderly community by ensuring the availability of reliable social, health and emergency services.

3.5.2 Policies

(1) General Policies

- a. The Village should develop and maintain an Asset Management Plan that is in alignment with the OCP to take a proactive approach towards its infrastructure and investment planning.
- b. The Village shall continue to direct investments to priority infrastructure improvements when required provided that funds can be allocated appropriately.
- c. The Village shall continue to pursue all relevant and beneficial funding programs for upgrading municipal infrastructure, utilities, and community services.
- d. The applicant of a proposed development shall be responsible for the costs of connecting to any required services or utilities.
- e. The Village may use agreements allowed for under *The Act* such as those listed in **Section 4.2** to ensure they are not solely responsible for costs associated with the provision of infrastructure and services for new development and to ensure that services and facilities are installed to adequate standards.

(2) Water & Wastewater

- a. New development shall demonstrate that they can be efficiently connected to the municipal water and wastewater system.
- b. The Village shall consider the capacity of existing water and wastewater infrastructure to accommodate new development.
- c. The Village should encourage and raise public awareness of water and wastewater conservation strategies.
- d. The user fees for the Village water and wastewater systems shall be reviewed annually and revised to reflect current capital and operational costs.

(3) Solid Waste Management

- a. The Village shall ensure the continued efficient operation and maintenance of its solid waste management system in accordance with provincial regulations, that meet the needs of a growing population in the Village and region.
- b. New development shall be designed to allow for the efficient management and collection of solid waste.
- c. The Village should explore environmentally responsible waste management solutions such as programs for recycling, composting, and the disposal of hazardous household items.
- d. The user fees for solid waste pickup shall be reviewed annually and revised to reflect current capital and operational costs.

(4) Utilities

- a. The Village shall cooperate with all utility providers to ensure the provision of their services are economical and efficient, including the establishment of renewable energy facilities.
- b. Underground utilities shall be located, designed, and managed in accordance with best practices for minimizing slope instability.
- c. Existing public and private utilities shall be protected from incompatible or potentially incompatible land uses that may threaten or adversely affect their continued operation and maintenance.

(5) Roadways & Transportation

- a. The Village shall continue to maintain and upgrade all public roadways as required to ensure it is safe for all transportation modes.
- b. The Village should consider additional traffic calming measures to slow speeds and provide a safe environment for pedestrians and non-motorized travellers.
- c. Consider ways to encourage active modes of transportation including but not limited to providing bicycle racks at important destinations such as the commercial area, the Village office, Village parks, and other public spaces.

(6) Development in Proximity to Highways

- a. Development setbacks from Provincial Highways shall be established through consultation with the Ministry of Highways and Infrastructure (MHI).
- b. In order to reduce potential land use conflicts, maintain public safety, and provide adequate protection of road infrastructure, the Village shall consult with MHI when either of the following is proposed:
 - i. New development is proposed in proximity to a Provincial Highway; or
 - ii. New Highway road crossings including underground services or utilities;

(7) Drainage

- a. Adequate surface water drainage will be required throughout the Village that avoids negatively impacting adjacent properties, minimizes flooding erosion, and does not pollute water resources.
- b. The design of surface drainage should be completed to eliminate standing water on the slopes and to deliver surface runoff in the quickest most direct route to the lake.
- c. The alteration of natural drainage courses shall be prohibited without the approval of the Water Security Agency, Ministry of Environment, and the Village.

- d. For development that has the potential for drainage concerns onto a public right-of-way, neighbouring property, or environmentally sensitive area, the Village shall require a drainage or grading plan to be completed in accordance with **Section 4.2.5** to ensure there is adequate surface drainage. The Village may impose conditions to ensure consistent discharge rates are achieved.

(8) Community Spaces & Services

- a. Consider making improvements to public spaces in the community, including but not limited to the provision of :
 - i. Permanent sunshades or a picnic shelter;
 - ii. Improved permanent seating options;
 - iii. Upgraded public washroom facilities; and
 - iv. Animal proof waste receptacles with separate bins for recycling.
- b. Encourage and support the continued joint use and operation of all public and private community facilities in the Village and region.
- c. The Village will work with the Ministry of Education and the school divisions to support the provision of educational services within the region, including the use of lands dedicated as municipal reserve for new educational facilities.
- d. The Village will continue to work with emergency and health service providers to help ensure residents have adequate access to emergency and health services.



Existing seating overlooking Kenosee Lake.

4.0 IMPLEMENTATION



A sunset on Kenosee Lake.

4.1 ZONING BYLAW

The Zoning Bylaw will be the primary tool for implementing the objectives and policies of the OCP, and will be adopted in conjunction herewith by the Village of Kenosee Lake.

4.1.1 Purpose

The purpose of the Zoning Bylaw is to control the use of land within Council's jurisdiction in order to provide for the amenity, health, safety, and general welfare of residents and visitors of the Village.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing Zoning Districts for a variety of land uses as well as preferred future development areas and restricted lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations and sizes, and any other relevant development standards in accordance with *The Act*.

4.1.3 Development Permits

The application requirements, procedures, and evaluation criteria for considering applications for development permits for permitted uses and discretionary uses, as well as for development appeals and minor variances shall be contained in the Zoning Bylaw.

4.1.4 Amending the Zoning Bylaw

The application requirements, procedures, and evaluation criteria for considering proposed zoning amendments, including map amendments (rezonings) and text amendments, shall be contained in the Zoning Bylaw.

4.2 OTHER PLANNING TOOLS

This subsection summarizes other planning tools available to the Village for implementation of the OCP under direction of *The Act*.

4.2.1 Subdivision Application Review

The approving authority for subdivision applications is the Director of Community Planning for the Ministry of Government Relations. However, the Village is asked to provide comments on subdivision applications and no subdivision can be approved if it contradicts an adopted OCP or Zoning Bylaw. Should a servicing agreement be required by Council, then Government Relations cannot approve the subdivision until one is signed. Therefore, Council has an important role during the subdivision application review process to:

- (1) Ensure the proposed subdivision complies with this OCP and the Zoning Bylaw;
- (2) Negotiate the terms of the servicing agreement, should one be required; and to
- (3) Determine which of the following options for subdivisions that qualify for the Municipal Reserve requirement:
 - a. Dedicating a portion of the subdivision as Municipal Reserve, which may be used for open space, parks, recreation facilities, public buildings, schools, natural areas, horticultural uses, and agricultural uses;
 - b. Accepting a Cash-In-Lieu of land dedication payment equal to the value of the land that would have been dedicated to be used for existing or future open spaces, parks, etc.; or
 - c. Deferring the Municipal Reserve requirement if the subdivision application includes further land to be subdivided.

4.2.2 Dedicated Lands

The following policies are intended to guide the Village's approach to dedicated lands in accordance with *The Act* and *The Dedicated Lands Regulations, 2009*:

- (1) The Village shall deposit all cash-in-lieu of municipal reserve accepted under **Section 4.2.1(3)b** above in a dedicated lands account.
- (2) Council may authorize expenditures from the account to purchase dedicated lands, or to build or upgrade parks or public recreation facilities within the Village or in other municipalities where the parks or facilities will serve the residents of the Village.
- (3) The Village should work with the Province to dedicate ecologically valuable and environmentally sensitive lands as environmental reserve.
- (4) If the need for a school site is identified, the Village will work with the Ministry of Education and the school divisions to ensure a suitable school site is chosen and, if necessary, will amend their planning bylaws to accommodate the school's development.

4.2.3 Development Levies

In accordance with *The Act* (s. 169 & 170), Council may establish, by separate bylaw, development levies to be collected from the applicant of a proposed development within an already subdivided area. The purpose of collecting development levies is to recover all or part of the capital cost of providing, altering, expanding or upgrading services and facilities as a result of the development if those capital costs exceed those originally provided for in the subdivision of land. Such a bylaw requires ministerial approval and must be based on studies that establish the impact and associated costs of proposed developments on existing and future municipal infrastructure. Development levies shall not provide for the completion of any work or the payment of any fees previously addressed by a servicing agreement at the time of subdivision.

4.2.4 Servicing Agreements

In accordance with *The Act* (s. 172), Council may require the applicant of a proposed subdivision to enter into a servicing agreement to provide municipal services or facilities that directly or indirectly serve the subdivision. The purpose of a servicing agreement is to ensure that the Village does not incur all the costs of servicing a new subdivision and that services are installed to municipal specifications and standards. The municipality accepts long-term responsibility for maintaining the services and facilities provided they are installed according to the terms of the agreement.

The Village may also collect servicing fees, also known as off-site fees, intended to help pay for future capital costs of providing, altering, expanding, or upgrading municipal infrastructure required as a result of a new subdivision. However, Council must be able to reasonably demonstrate that the fees are commensurate with the future capital costs. Therefore, in order to provide direction and consistency during servicing agreement negotiations, Council may establish a schedule of servicing fees based on the demand for overall services and public works that the municipality anticipates will be needed over the course of a set term. The off-site fees owed will then be proportioned according to the servicing needs created by the new development and the municipality's overall servicing needs.

4.2.5 Supporting Studies / Technical Investigations

Any studies or technical investigations that may be required in support of a proposed development such as geotechnical studies, environmental assessments, drainage / grading plans, water / wastewater management plans, infrastructure capacity assessments, heritage resource impact assessment, or traffic impact assessments, must be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

4.2.6 Building Bylaw / Permits

The purpose of a Building Bylaw is to regulate the construction, repair and maintenance of buildings within the Village. In Saskatchewan, the minimum standard for construction and renovation of buildings throughout the province is the National Building Code of Canada (NBC), the National Fire Code of Canada (NFC), and the National Energy Code for Buildings (NECB).

4.3 REGIONAL COLLABORATION

Surrounded by the scenic and expansive Moose Mountain Provincial Park, the Village's location offers ample opportunities for collaboration with senior governments, First Nations and Métis communities, public and private organizations, and other urban and rural municipalities in the region. The following policies are intended to help the Village build and maintain strong and mutually beneficial relationships with its neighbours.

4.3.1 Inter-municipal Cooperation

- (1) The Village should work with the RM of Wawken No. 93, RM of Moose Mountain No. 63, the Town of Carlyle, the Town of Wawota, and other nearby municipalities to ensure lands of mutual interest, such as those that may impact the Village or its physical and natural assets, are used and developed in a compatible and complementary manner.
- (2) Pursuant to *The Act (s. 32.1)*, the Village may enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries.
- (3) The Village should explore and pursue opportunities to facilitate coordinated regional planning and economic development initiatives including but not limited to:
 - a. Public health and emergency response services;
 - b. Improving regional transportation options (carpooling, ride sharing, etc.);
 - c. Investing in local and regional infrastructure;
 - d. Recreational and cultural programming and facilities;
 - e. Environmental management and conservation; and
 - f. Renewable energy production;
- (4) The Village shall encourage economic development in the region by supporting commercial businesses in nearby communities, thereby expanding the availability of services and amenities to residents and visitors of Kenosee Lake.

4.3.2 First Nation and Metis Relations

- (1) The Village will cooperate with First Nation and Métis communities in the region in alignment with the Truth and Reconciliation Commission Calls to Action.
- (2) The Village will collaborate with nearby White Bear, and other First Nations and Métis communities on local and regional issues of common interest, including economic, cultural, and social development, as well as environmental protection and conservation.
- (3) The Village acknowledges the duty to consult with First Nations and Métis communities about potential decisions or actions that may adversely impact Treaty or Indigenous rights.

4.3.3 Provincial and Federal Interests

- (1) The Village shall work with the Province and other organizations to protect, enhance, and promote the Moose Mountain Provincial Park.
- (2) To coordinate planning and growth, the Village will consult with provincial and federal agencies and other organizations where appropriate.
- (3) Wherever feasible and in the municipal interest, the Village will avoid duplication of provincial regulation.

4.4 OCP MONITORING & REVIEW

The OCP is intended to be a long term policy document that guides decision-making for the next 20 years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, Council may need to make changes to the OCP to ensure the Village stays on the desired track towards meeting its goals and objectives.

4.4.1 Performance Monitoring & Reviewing the OCP

In addition to ongoing monitoring of key performance measures, it is recommended that the OCP be formally reviewed every five years to evaluate whether the policies remain relevant and are performing effectively. The five-year review may also identify additional studies or projects that will assist in successfully implementing the OCP.

4.4.2 Amending the OCP

All OCP amendments, whether initiated by the Village or the result of an application, must be approved according to *The Act*. If new development is proposed that does not conform to the OCP, then an application to amend the OCP shall be prepared for review by the Development Officer and Council. Applications to amend the OCP must demonstrate the impact of the proposed change and must be in the best interest of the Village as a whole. The application requirements, procedures, and evaluation criteria for considering proposed OCP amendments shall be contained in the Zoning Bylaw. Following adoption by Council, all OCP amendments must be approved by the Ministry of Government Relations before they can take effect.

4.4.3 Conformity with Provincial Land Use Regulations

The OCP shall be administered and implemented in conformity with applicable provincial land use policies such as *The Statements of Provincial Interest Regulations* in cooperation with provincial ministries and agencies. Council will review this Plan and the Zoning Bylaw for consistency with new provincial land use policies adopted pursuant to *The Act*.

4.5 STRATEGIC PLANNING & FINANCING

The OCP is a statutory document for guiding future development and land use in the Village. As such, the objectives and policies contained in the OCP are intended to act as a framework for guiding future decision-making by Administration and Council. However, the OCP must be more than a reference document. If the Village is to move closer to the future envisioned in the OCP, a clear plan of action and implementation strategy is required. Therefore, the Village should consider developing an Action Plan that outlines a schedule of key action items to be completed for achieving the goals of the OCP.

Realizing the vision, goals, and objectives of this OCP may also require substantial investments in community infrastructure and services. Therefore, the Village should proceed by strategically integrating its infrastructure management, budgeting and land use planning decisions. The Village should also take a proactive approach to raising revenues with the available financing tools provided through provincial legislation including, but not limited to: *The Local Improvements Act, 1993*; *The Municipalities Act*; and *The Planning and Development Act, 2007*. Finally, the Village should pursue all relevant and beneficial funding opportunities and cost-sharing opportunities with their surrounding partners in the region.

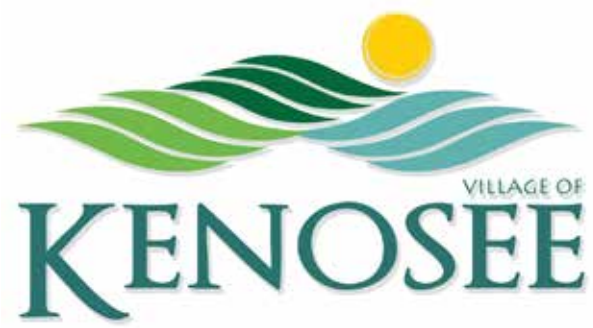
4.6 PUBLIC PARTICIPATION

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the OCP. An actively involved and engaged community will help Council address issues of shared importance, minimize negative impacts, maximize public benefits and achieve intended outcomes. The Village will continue to prioritize frequent and transparent communication with residents through a variety of methods. In addition to complying with the mandatory public participation requirements and processes found in *The Act* and the Zoning Bylaw, Council shall apply the following values from the International Association for Public Participation (IAP2) when considering how to engage the community and stakeholders on Village decisions, plans, and projects:

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

EXHIBIT A: FUTURE LAND USE MAP







The **Future Land Use Map** attached to and forming part of this OCP is a general illustration of the Village's existing and preferred future land use and development patterns. Any proposed development or use that contradicts any objective or policy of the OCP in relation to the **Future Land Use Map** will require an OCP amendment in accordance with **Section 4.4.2**.

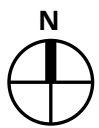


FUTURE LAND USE MAP

Exhibit 'A' of Official Community Plan
Bylaw No. 2022-05

Legend

-  Village Boundary
-  Parcel
-  Parcel (Future Subdivision)
-  Residential
-  Commercial
-  Community Service



Scale



SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes