

RESORT VILLAGE OF GRANDVIEW BEACH

SASKATCHEWAN



Official Community Plan

Bylaw No. 06-22

Resort Village of Grandview Beach

Bylaw No. 06-22

A Bylaw to Adopt an Official Community Plan

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the Resort Village of Grandview Beach hereby adopts Schedule A, known as the Official Community Plan, which is attached to, and forms part of, this Bylaw.
2. That Bylaw No. 2/92, known as the Basic Planning Statement and all amendments thereto, is hereby repealed.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 14th day of July, 2022.

Read a second time this 15th day of September, 2022.

Read a third time and passed this 15th day of September, 2022.

CERTIFIED a true copy of Bylaw No. 06-22

Adopted by Resolution of Council on the

15th day of September, 2022.

MAYOR

SEAL

ADMINISTRATOR

Schedule A

Resort Village of Grandview Beach

Official Community Plan

Bylaw No. 06-22

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1 INTRODUCTION

1.1 AUTHORITY

Sections 29, 31 and 32 of *The Planning and Development Act, 2007* (PDA or Act) authorizes a municipal council to prepare, in consultation with a Registered Professional Planner, an Official Community Plan. The Resort Village of Grandview Beach (Resort Village) has prepared and adopted this Official Community Plan (Plan or OCP) to provide long-term strategic direction for managing growth and development within the municipality.

1.2 PURPOSE OF AN OFFICIAL COMMUNITY PLAN

The purpose of the OCP is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality. The OCP establishes the Resort Village's goals, objectives, and priorities with respect to land use and development and identifies policies aimed at achieving these goals.

- a) As per the PDA, an OCP shall incorporate, insofar as practical, any applicable provincial land use policies and statements of provincial interest.
- b) An OCP shall contain statements of policy with respect to:
 - i. Sustainable current and future land use and development in the municipality;
 - ii. Current and future economic development;
 - iii. The general provision of public works;
 - iv. The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
 - v. The management of environmentally sensitive lands;
 - vi. Source water protection;
 - vii. The means of implementing the Plan;
 - viii. The co-ordination of land use, future growth patterns and public works with adjacent municipalities;
 - ix. If the Resort Village has entered into an intermunicipal development agreement pursuant to section 32.1, the implementation of the intermunicipal development agreement;
 - x. The provision of municipal reserve for school purposes, including policies that:
 - a. Ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
 - b. Designate the location of municipal reserve sites to be used for school purposes; and

- c. Provide for the dedication of land or money in lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and
 - xi. The management of lands that are in proximity to existing or proposed railway operations.
- c) An OCP may:
 - i. Address the co-ordination of municipal programs relating to development;
 - ii. Contain statement of policy regarding the use of dedicated lands;
 - iii. Contain concept plans pursuant to section 44 of the PDA;
 - iv. Contain a map, or series of maps, that denote current or future land use or policy areas;
 - v. If a council has been declared an approving authority pursuant to subsection 13(1) of the PDA, contain policies respecting site plan control for specific commercial or industrial development pursuant to section 10 of the PDA; and
 - vi. Contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.



1.3 BACKGROUND DOCUMENTS

The following documents were examined as a part of the development of the OCP. They provided relevant context and background information that align with the Town's goals and objectives:

- a) The Basic Planning Statement Bylaw of the Resort Village of Grandview Beach, and amendments thereto.
- b) The former Zoning Bylaw of the Resort Village of Grandview Beach, and amendments thereto, which are repealed during the adoption of this OCP and the accompanying Zoning Bylaw.
- c) The Building Bylaw of the Resort Village of Grandview Beach.
- d) Information collected from the Resort Village Council and staff.
- e) Consultation with provincial ministries and regulatory departments.

1.4 APPLICABLE LANDS

This Plan shall apply to all the lands within the limits of the Resort Village. Development shall not be carried out unless it is in conformance with this OCP.

1.5 ORGANIZATION OF THIS PLAN

This OCP is comprised of five major sections:

- Section 1: Describes the purpose and contents of an OCP and identifies the legal authority under which an OCP is adopted.
- Section 2: Provides planning context and background information about the Resort Village of Grandview Beach.
- Section 3: Contains the objectives and policies for land use and development within the Resort Village.
- Section 4: Establishes policies for inter-jurisdictional cooperation.
- Section 5: Identifies the tools for implementing the Plan.

2.1 LOCATION

The Resort Village of Grandview Beach is a lakeshore community located in the Qu'Appelle Valley, on the west side of Last Mountain Lake in southern Saskatchewan. The Village encompasses 0.25 square kilometres in the RM of Sarnia No. 221, approximately 50 km driving distance from the Town of Lumsden and 90 kilometres from the City of Regina.

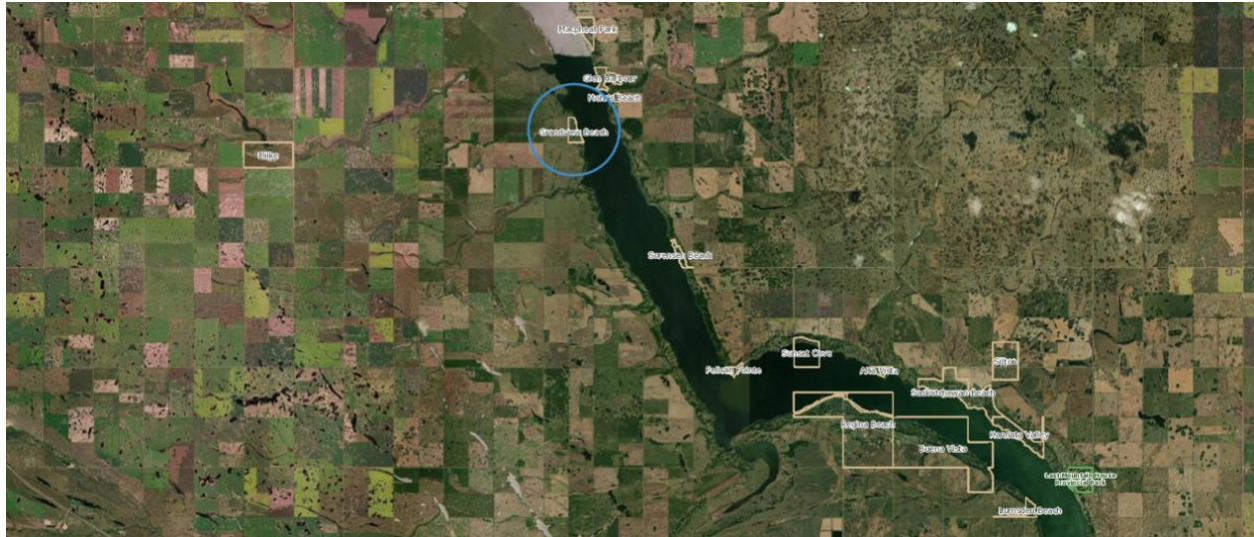


Figure 2-1

2.2 HISTORY

Last Mountain Lake is the largest natural body of water in southern Saskatchewan and has been in existence for thousands of years. In pre-settlement days, the resource-rich valley and lakeside environment would have been an incredibly important resource to First Nations and Métis people. In more recent times, the Resort Village began as a popular resort getaway when the Grandview Beach Hotel was constructed in the early 1920s. Around the same time, the area was also used as a camp or base for hunters and fishers. The hotel provided meals and accommodations to fishers and vacationers throughout the 20s and 30s. A dance hall was later added to the hotel in the 1940s.

During the 1940s and 1950s cottages and cabins were developed in the area and a cottager's association was formed. Most of these early lots, which were leased by the Cottager's Association, have been titled and sold to cottage-owners. Grandview Beach was eventually incorporated as a Resort Village on July 4, 1960.

2.3 POPULATION AND COMMUNITY SERVICES

The Resort Village is home to 118 year-round residents. The population increases greatly during the summer months. There is a total of 158 private dwellings, approximately 53 of which are permanent residences.

The older part of the Resort Village is provided piped water service from seasonal hygienic water systems. The central hygienic water system cannot be expended to new lots. New lots are therefore not able to connect to the central water system. New lots and year-round residents are responsible for maintaining individual private wells. Wastewater is pumped from private holding tanks and disposed of.

Existing development is primarily seasonal residential and some permanent residential development and tourist amenities. Recreational services include access to a public beach and boat launch and a community hall.

2.4 SIGNIFICANT MATTERS RELATED TO PLANNING

Like many other small lakeshore communities in the province, the Resort Village has planning concerns relating to:

- a) The need for better quality roads and additional recreational facilities, especially for use during the summer.
- b) Permanent residents would like to be taken care of in during the winter.
- c) Hazard lands: flooding and slope instability
 - i. Some areas of the Resort Village may be challenging to subdivide and develop because of physical constraints such as rolling topography, steep hillsides, and steep shorelines. The haphazard development of cottages during the early days increases development constraints.
 - ii. Shoreland and land east of Lakeview Road is a designated slump block and may be subject to slumping and erosion. Geotechnical studies should be required as part of any development proposal for this area.
- d) The protecting and maintaining the ecological integrity of the shoreline and the natural environment.
- e) Maintaining public access to the lake and shorelines.
- f) Because Last Mountain Lake was an important resource to First Nations and Métis people, there is a moderate to high potential for encountering archaeological sites in the Resort Village, particularly in areas that have not been disturbed by development. As of 2022, dozens of archaeological sites have been recorded along the length of Last Mountain Lake. The Heritage Conservation Branch of the Ministry of Parks, Culture and Sport indicates there is a high potential to record many additional archaeological sites along Last Mountain Lake.

2.5 OVERARCHING COMMUNITY GOALS

2.5.1 HIGH QUALITY OF LIFE

Maintain the peaceful, safe, small-town feeling of the community. Ensure all planning decisions and new development contribute to, and enhance, the quality of life for residents from all walks of life.

2.5.2 SERVICING CAPACITY

Coordinate with government agencies and adjacent jurisdictions when planning transportation and public utilities in order to increase long-term efficiency and connectivity. Explore opportunities to maintain and improve the transportation network, utilize sustainable practices, and focus on providing efficient services to residents.

2.5.3 CULTURE AND HERITAGE

Promote and preserve the history, heritage, and culture of the community for the use, enjoyment, and education of future generations.

2.5.4 ENVIRONMENTAL STEWARDSHIP

Encourage environmentally responsible development practices, which minimize environmental disruption and pollution. Preserve and protect significant environmental features and areas of critical habitat.



2.5.5 LONG-TERM SUSTAINABLE GROWTH

Make responsible decisions within the parameters of fiscal responsibility, which will provide long-term benefits to residents of the Resort Village.

2.5.6 PUBLIC PARTICIPATION

Include residents in development decisions by informing the public and providing a forum for feedback, in accordance with provincial legislation. Council will strive to ensure decisions are supported by facts and rationale and are made with the community's best interests in mind.

2.5.7 PUBLIC SAFETY:

Current rules and regulations relating to public health and safety shall guide all new development in the Resort Village. Proposals which may pose detriment or harm to the health, safety, or general well-being of the community will be denied.

2.5.8 INTER-JURISDICTIONAL COOPERATION

Encourage a healthy and diverse community by sharing resources, and working cooperatively with adjacent municipalities, government agencies, First Nations and Métis communities, and stakeholders.

3 POLICIES FOR LAND USE AND DEVELOPMENT

3.1 GENERAL DEVELOPMENT POLICIES

- a) New development shall be encouraged to locate in areas of existing services or where the construction of new services would be convenient and cost-effective.
- b) New development shall be directed away from hazard lands and sensitive natural environments.
- c) The Resort Village shall maintain a compact form that allows for the efficient use of land, infrastructure, and community facilities. The OCP will designate an adequate inventory of land suitable for the development of future residential and recreational uses.
- d) The Resort Village will accommodate permanent and seasonal residential development as well as the recreational and servicing uses needed to support residents and visitors.
- e) Development proposals will be evaluated based on the need for the development, servicing capacity, compatibility with neighbouring land uses, and site suitability. Cumulative effects, land fragmentation, best management practices, and innovative procedures will be also considered
- f) Approval-in-principle for any application should not be common practice. Council will make informed decisions by requiring all relevant supporting information to be submitted and reviewed prior to finalizing a decision.
- g) Encourage neighbourhood designs that are compact, connected, and accessible to residents and visitors from all walks of life.
- h) Large-scale, multi-parcel, and phased development shall be guided by concept plans as described in the Zoning Bylaw.
- i) Applicants shall provide Council with all the information needed to assess the following applications:
 - i. Amendments to the OCP;
 - ii. Amendments to the Zoning Bylaw;
 - iii. Subdivision applications; and
 - iv. Development permit applications.

3.2 PUBLIC WORKS AND INFRASTRUCTURE

3.2.1 OBJECTIVES

- a) Provide and maintain effective municipal services that are safe, economical, and meet the needs of the community.
- b) Provide and maintain an appropriate standard of roads, utilities, parks, and community facilities. Ensure new development supports the cost of new services through the use of servicing agreements and other tools authorized by the PDA.
- c) Ensure adequate service provision to developing areas without excessive costs to the Resort Village or the public.
- d) Ensure safe year-round access to and within the Resort Village.
- e) Maintain safe and efficient internal transportation routes for vehicles and pedestrians.



3.2.2 POLICIES

3.2.2.1 ROADS AND TRANSPORTATION

- a) All development requires direct access to a developed all-weather public road.
- b) Development will be encouraged in areas of existing roads and services to avoid the need for new infrastructure.
- c) Where practical, developments and public spaces shall be accessible by active transportation as well as motorized vehicles. Council may require walking paths and bike trails, where deemed necessary by the Resort Village.
- d) Where possible, the Resort Village will coordinate new or expanded transportation networks with neighbouring communities in order to improve connectivity across jurisdictional boundaries.
- e) Development proposals adjacent to provincial highways will be referred to the Ministry of Highways and Infrastructure for review and comment.
- f) New transportation routes shall be designed to accommodate maintenance equipment, emergency response vehicles, and emergency excavation.
- g) Council may require proponents of new subdivisions to include bike paths, walking trails, or other routes to accommodate and encourage active modes of transportation. Where applicable, transportation routes for alternate forms of transportation shall connect residential areas to community facilities and other services.
- h) Development in Proximity to Railways:
 - i. Prior to issuing a decision, the Resort Village will consult with the railway company regarding development proposals in proximity to a railway.
 - ii. Future development in proximity to a railway shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.
 - iii. Where development is proposed in proximity to railway operations, Council may require the developer to demonstrate adequate setbacks are met and suitable measures are in place to ensure public safety and avoid nuisances such as dust, noise, and vibration.

3.2.2.2 PUBLIC WORKS AND UTILITIES

- a) Where pipelines, utility lines, or other distribution facilities cross municipal roads, the Resort Village may apply construction standards to ensure public safety and protect the integrity of the road.
- b) Cooperation will be encouraged with SaskPower, SaskEnergy, TransGas, SaskTel and other utility companies to ensure the provision of services is economical and efficient. Utility companies are encouraged to consult with the Resort Village prior to the installation of major utility systems.

- c) Where it is practical and in the best interest of the residents, the Resort Village will improve the capacity and cost-efficiency of services and facilities by coordinating or partnering with neighbouring urban and rural municipalities.
- d) Land needed for highway or municipal road right-of ways, utility corridors, and easements shall be dedicated at the time of subdivision. This land will be protected from development that could hinder or prohibit the installation of utilities and municipal infrastructure. Council may consult utility companies, provincial ministries, and neighbouring municipalities to plan and develop utility corridors.
- e) The Resort Village will require all residential development to have adequate water supply and sewage disposal systems. Water supply and sewage disposal systems must meet the requirements of the Saskatchewan Health Authority and/or the Water Security Agency. Written evidence that the method of sewage disposal has been approved may be required as a condition of permit approval.
- f) Water supply and wastewater disposal systems shall not adversely affect source water or the water supply of neighbouring developments.
- g) Contaminated or hazardous waste must be disposed of in compliance with all provincial and municipal requirements.
- h) The Resort Village may develop and maintain an updated asset plan or inventory of services to help ensure servicing capacity meets the needs of the community and will support future growth. The asset management plan shall be updated regularly to reflect new development and land use activities.
- i) New infrastructure shall be located to minimize adverse impacts from natural hazards such as flooding, wild fires, and extreme weather events.

3.2.2.3 AGREEMENTS

- a) Where a subdivision will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Resort Village pursuant to the PDA to cover the installation or improvements.
- b) Council is authorized to adopt a development levy bylaw, pursuant to the PDA. The development levy bylaw shall be based on a professional study and would establish development levies to recover the capital costs of services and facilities.
- c) Where a development permit will require the installation or improvement of municipal services, the developer may be required to enter into a development levy agreement with the Resort Village pursuant to the PDA to cover the installation or improvements.
- d) Where a new subdivision or development requires the installation of new services such as roads, sewer and/or waterlines, Council may require services to be installed prior to issuing building permits.

3.2.2.4 PUBLIC HEALTH AND SAFETY

- a) Public health, safety, and accessibility shall guide all new development in the Resort Village. Proposals which may pose detriment or harm to the health, safety or general well-being of the community will be denied.
- b) Council may develop and maintain updated emergency response plans, which will reflect changes in land use patterns and activities. Emergency response plan(s) should be coordinated with provincial and/or federal policies for safety and should be supportive of neighbouring jurisdictions.
- c) Separation distances from existing or planned public works facilities, pipelines, railway lines, and other distribution lines shall conform to provincial and industry standards.
- d) To the extent possible, the Resort Village will partner with surrounding jurisdictions to best provide emergency response coverage in the region. The objective of partnerships will be to work towards a regional emergency response plan that will be mutually supportive and minimize the duplication of services.



3.3 ENVIRONMENTAL PROTECTION

3.3.1 OBJECTIVES

- a) Identify or acknowledge areas that are potentially hazardous, or where special land considerations exist and restrict development in these areas. Such conditions may include, but are not limited to, slope instability, erosion, flooding, slumping or other environmental hazards.
- b) Protect ground and surface water resources, areas of critical habitat, and environmentally sensitive land.
- c) Cooperate with municipal, provincial, and federal governments, First Nations Bands and Métis locals, environmental organizations as well as property owners to promote the safe and environmentally responsible use of land.
- d) Extend the responsibility for sound environmental management to property owners and developers.
- e) Ensure all relevant environmental information is provided as part of development applications.
- f) Support initiatives that increase awareness and public involvement in environmental management and conservation.

3.3.2 POLICIES

3.3.2.1 GENERAL

- a) Protect and preserve shorelines and other aquatic environments, and link them with green spaces to develop a continuous network of public open space.
- b) The Resort Village will work with the community to increase awareness and stewardship of the environment.
- c) Development proposals that could result in significant pollution, nuisance, damage to the environment, or depletion of natural resources, either because of the nature of the land use or the location, may be refused.
- d) The planting of new vegetation and the implementation of protective vegetation measures, shall be encouraged in conjunction with new developments. Where appropriate, Council may require protective measures to be included as part of a development proposal application.

3.3.2.2 CONSERVATION, WILDLIFE HABITAT, AND SENSITIVE ENVIRONMENTS

- a) Areas of ecological value shall be conserved and protected by minimizing or prohibiting the filling or development of wetlands, riparian areas, regional features and areas of critical habitat as defined by *The Wildlife Habitat Protection Act* (WHPA), or Regulations made thereto.

- b) Council will work with the provincial government to protect environmentally sensitive lands, significant natural features, critical wildlife habitat, conservation easements and wildlife corridors, grazing co-ops and rare or endangered species. Where significant potential for adverse impacts has been identified, Council may withhold a development permit until comments have been obtained from the relevant provincial or federal agencies.
- c) New roads and utility corridors will be directed to areas of existing development and previously disturbed lands.
- d) During the subdivision process, and in consultation with the appropriate federal or provincial agencies, developments should dedicate shorelines, environmentally sensitive land, critical habitat, or landscape features, which are significant/unique to the region, as municipal or environmental reserve.

3.3.2.3 HAZARD LANDS

- a) Hazard land includes areas known, or with the potential, to be prone to:
 - i. Flooding;
 - ii. Poor drainage;
 - iii. Slope instability
 - iv. Erosion; and
 - v. Land with similar constraints.
- b) Areas that are potentially hazardous are identified on the Zoning District Map, as Potential Flood or Slope Hazard Area, or are in proximity to a water body or watercourse. Council may also consider local knowledge and historical records when identifying the potential for natural hazards.
- c) Where development is proposed on land that is potentially hazardous (as described above), a professional report about the impacts of the potential hazards on the proposed development will be required, at the developer's expense. The report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site, or other environmental hazard(s), identify suitable building sites and determine any mitigation measures. These measures may be attached as a condition of development permit approval.
- d) The Resort Village will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 Estimated Peak Water Level of any watercourse or water body.
- e) The Resort Village will require flood-proofing of new buildings and additions to buildings to a Minimum Building Elevation of 0.5 metres above the 1:500 Estimated Peak Water Level of any watercourse or water in the flood fringe.
- f) The Water Security Agency, or other appropriate consultants, may be used as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals may be referred to the Water Security Agency for review prior to approval.

- g) Development and activities shall be avoided where the risk of erosion or slope failure exists or where there is a potential for erosion or slope instability on the site. New development shall not be permitted on any potentially unstable slope area without the required professional report and mitigation measures specific to the site.
- h) Existing trees and vegetative cover shall be preserved where appropriate to reduce the potential for erosion and maintain bank stability. Activities which alter slopes and may accelerate or promote erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential for such erosion or bank instability.



3.3.2.4 WILDFIRE

- a) Where necessary, development proposals shall include measures to mitigate the risk to human life and damage to property as a result of wildfires. The Resort Village may apply the following fire protection policies as part of a development review:
 - i. Development permit applications may be referred to the local fire marshal for comment prior to a decision being issued;
 - ii. Green space, or separation distances, may be used to separate buildings from trees and vegetation when necessary;

- iii. Municipal roads shall be appropriately designed in order to provide adequate emergency vehicle access and egress and emergency evacuation.

3.3.2.5 SOURCE AND GROUNDWATER PROTECTION

- a) The Resort Village will consider the potential and cumulative impacts of a proposed development on water bodies, waterways and shore lands. Where appropriate, applications will be referred to the applicable agencies and departments for review and comment.
- b) To ensure surface and groundwater resources are protected from depletion or contamination, the Resort Village may require reports or assessments from qualified professionals. Such reports should assess the potential impacts of the proposed development on aquifers and surface water (water supply, contamination, adjacent water users, etc.) and should include recommended mitigation measures or development standards.
- c) Council will work with the appropriate provincial and federal agencies to maintain the quality and quantity of water resources.

3.3.2.6 DRAINAGE

- a) To avoid flooding, erosion, and pollution, adequate surface water drainage will be required on all sites. A professional drainage and grading report may be required where an area has, or exhibits, the potential for poor drainage.
- b) Unauthorized drainage of surface water from any land in the Resort Village shall be prohibited. Watercourses shall not be altered without the prior approval of the Water Security Agency, or any other applicable provincial or federal agency.
- c) Developers shall refer proposals for new or altered drainage works to the Water Security Agency; written approval from the Province shall be submitted to the Resort Village prior to commencing any work.
- d) Developments shall not obstruct, increase, divert, or otherwise adversely alter water quality, volume of flow or velocity of flow.

3.3.2.7 VEGETATION AND SOIL DISRUPTION

- a) To the extent possible, existing trees, vegetation, and unique flora shall be maintained.
- b) The planting of new vegetation and the implementation of protective vegetation measures, shall be encouraged in conjunction with new developments. Where appropriate, Council may require protective vegetative measures to be included as part of a development proposal application.
- c) Development practices shall minimize soil erosion in order to avoid pollution, slope instability, silting, water contamination, and the alteration of surface drainage and ground water.

3.4 DEDICATED LANDS

- a) Where a proposed subdivision involves land that is environmentally sensitive or potentially hazardous, Council will recommend this land to be dedicated as environmental reserve.
- b) In accordance with the PDA, funds in the dedicated lands account may be used for the development of municipal reserve, environmental reserve, or public reserve either within the Resort Village or in other areas where the development will serve the residents of the Resort Village.
- c) School Sites:
 - i. The Resort Village recognizes the importance of providing sites for schools and educational purposes. At the time this bylaw was approved, the need for a future school site within the municipal boundaries was not identified.
 - ii. If, in the future, the need for a new school site is identified, the Resort Village will work with the Ministry of Education and the school division(s) operating within the Resort Village to ensure the creation of a site suitable for that purpose, and amend the bylaws accordingly.
 - iii. If the need for a new school site, is identified in a neighbouring municipality and that school site will accommodate students from the Resort Village, Council will contribute funds from the dedicated lands account for the acquisition of that site.
 - iv. If the need for a new school site is identified for the municipality or region, and dedicated lands will be used for school purposes, the Resort Village will consult with the Ministry of Education and the school division(s) early in the process to identify a suitable location.

3.5 RESIDENTIAL DEVELOPMENT

3.5.1 OBJECTIVES

- a) Support the population of permanent and seasonal residents by maintaining the established density of residential development.
- b) Ensure all residences are located on safe, stable building sites.
- c) Prioritize the infill and re-development of vacant and underutilized lots
- d) Ensure residential sites have adequate access and suitable services.

3.5.2 POLICIES

- a) Single-detached dwellings will be the primary form of residential development. Two-storey residences and accessory buildings will only be considered where existing sight lines can be maintained.
- b) The re-development and infill of existing stable, vacant lots will be prioritized over the subdivision of new sites.
- c) New residential development will be based on appropriate planning and engineering studies to ensure safe, suitable sites, the provision of appropriate services and to avoid the deterioration of the environment.
- d) Residential subdivisions shall be serviced to meet municipal standards. If a proposed development is not in proximity to existing services, new services may be installed to accommodate the application, at the cost of the developer. Any new, upgraded or extended services will be addressed in a servicing agreement or development agreement.
- e) The water supply and method of sewage disposal for residential sites must meet all requirements of the Water Security Agency, the Saskatchewan Health Authority, and the Resort Village. The cost of installing such services will be responsibility of the developer. The maintenance and operation of private onsite water and wastewater systems shall be the responsibility of the landowner.
- f) Multi-parcel residential development may require phasing. Where phasing is required, the proponent shall provide a concept plan, as described in the Zoning Bylaw.
- g) Residential care homes are considered necessary and will be accommodated in suitable locations.
- h) New residential areas shall be developed to integrate with existing development in a manner that facilitates linkage to the community and efficient servicing to ensure an equitable quality of life for all residents.

- i) Home offices and home-based businesses will be supported provided they meet the development criteria listed in the Zoning Bylaw and are clearly secondary and incidental to the principal residential use.
- j) In order to ensure all sites have legal and physical primary access and suitable water supply and sewage disposal systems, subdivisions shall be discouraged in the R2-Restricted Residential Development District.



3.6 ECONOMIC AND BUSINESS DEVELOPMENT

3.6.1 OBJECTIVES

- a) Strengthen the local economy by allowing limited resort-related commercial and business development that is appropriate for the community.
- b) Ensure the development and operation of all businesses occur in a manner that minimizes negative impacts on the environment, culture and heritage resources, and surrounding land uses.
- c) Ensure all business developments are adequately serviced to meet the needs of the operation and municipal standards. Locate businesses appropriately with respect to infrastructure, accessibility, demand, and neighbouring uses.

3.6.2 POLICIES

- a) All business development shall have adequate services, safe access, and utilities that meet municipal standards. Council may require businesses with high volumes of expected traffic, or which require the use of heavy vehicles to locate adjacent to specific transportation routes.
- b) The Resort Village may require screening, landscaping, or buffering to separate commercial businesses from residential land uses.
- c) Where applicable, the functional integrity of high-traffic roadways will be maintained through the use of service roads, internal subdivision roads, or controlled highway access points.
- d) Home based businesses and home offices may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding area.
- e) Proposals for new commercial development will be evaluated based on:
 - i. The compatibility of the proposed business use with existing or planned neighbouring uses. Council shall consider the potential for noise, traffic, dust, odour, smoke, environmental contamination and unsightliness. Use(s) would likely impact the health, safety and enjoyment of neighbouring uses will be directed to more suitable locations within the Resort Village.
 - ii. The availability and capacity of the infrastructure services needed to support the proposed development. The installation of any new or expanded services shall be addressed in a servicing agreement.

3.7 HERITAGE, CULTURE, AND RECREATION

3.7.1 OBJECTIVES

- a) Identify and protect areas with heritage value and cultural significance.
- b) Encourage the sustainable development of new recreational areas and tourist sites while minimizing the costs to the Resort Village.
- c) Provide opportunities for tourism, recreation, and cultural activities for local residents and visitors, while preserving sites of cultural and heritage significance.
- d) Maintain and enhance the recreational and tourism value of open spaces, recreational areas, and sites of interest.
- e) Ensure suitable access to beach and lake areas for the use and enjoyment of residents and visitors.



3.7.2 POLICIES

3.7.2.1 CULTURE AND HERITAGE

- a) The Resort Village will cooperate with regional First Nation Bands, local Métis, and other cultural groups/organizations to identify and preserve culturally significant sites.
- b) Development proposals that recognize and promote culture, heritage, and traditions will be supported.
- c) The Resort Village will work with agencies of the provincial government to protect significant cultural and heritage resources and to ensure compliance with *The Heritage Property Act*. Where the potential to impact such resources has been identified, development will not be approved until such time as the requirements of the relevant provincial agencies have been obtained by Council. The potential for impact will be considered when an application is made for the (re)development on or adjacent to a site of interest.
- d) Sites and structures with heritage and cultural significance will be considered an asset to the community. Heritage and cultural assets will be operated and maintained appropriately so as to avoid becoming derelict and deteriorated. Where considered appropriate, significant sites and structures may be designated as municipal heritage property.
- e) Proposals that involve the restoration and reuse of heritage properties will be supported. Council will also consider the protection of sites with historical or cultural significance to the community.
- f) Where considered appropriate, significant archaeological and cultural sites and structures, of all cultures, shall be preserved or designated as municipal heritage property.
- g) Where development is proposed on heritage sensitive land, the “Developers’ Online Screening Tool” for heritage sensitivity and the “Exempt Activities Checklist for Private Landowners”, both administered by the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport, may be used to assess the need for further analysis. Applications may be referred to the Heritage Conservation Branch to assess the potential for heritage sensitivity.
- h) Where a proposal may impact cultural or heritage resources, federal, provincial or other stewardship groups may be consulted before Council finalizes a decision regarding a development permit or a recommendation for a subdivision application. Unless suitable mitigation, protection, or incorporation measures can be implemented, proposals with the potential to impact such resources will be discouraged or directed to alternate locations.

3.7.2.2 TOURISM AND RECREATION

- a) Public spaces, road right-of-ways, and recreational areas are intended for the enjoyment of residents and visitors. These areas shall not be used for the storage of private belongings (boats, campers, recreational vehicles, etc.).

- b) The development of public open space, recreational facilities, and tourist sites will be directed areas where natural environmental features, heritage or, cultural resources provide and are appropriate for recreational and tourism opportunities.
- c) Tourist accommodations, such as bed-and-breakfasts, which are ancillary to a residential use, are considered acceptable provided they are clearly secondary and incidental to the principal residential use and provided adverse impacts to the surrounding residents are minimized.
- d) Passive recreational activities may locate in environmentally or culturally sensitive areas and on hazard land only to the extent that public safety will not be jeopardized and sensitive areas will not be negatively impacted. Consultation with the appropriate provincial or regulatory agencies may be required prior to approval from Council.
- e) Council will cooperate with other jurisdictions (municipalities, regional/provincial parks, First Nations, etc.) and private developers to encourage a diverse range of recreational, tourism, and cultural opportunities and facilities in the region.
- f) When reviewing an application for a recreational development, Council will consider physical access, the availability of services, the separation distance to incompatible land uses, the potential for future resource extraction, and other factors that may make the development unsuitable for the area.
- g) Educational and tourism activities may be directed to areas with cultural and heritage values, provided the resource can be preserved.

4 INTER-JURISDICTIONAL COOPERATION

4.1 OBJECTIVES

- a) Explore establishing a process for engaging and consulting neighbouring jurisdictions.
- b) Ensure consistent and compatible land uses across municipal boundaries.
- c) Optimize the use and cost-efficiency of infrastructure and community facilities within the region.
- d) Develop, strengthen, and maintain effective relationships with neighbouring communities for the benefit of residents in the region.

4.2 POLICIES

4.2.1 CONSULTATION WITH FIRST NATIONS AND MÉTIS COMMUNITIES

- a) For the purpose of this subsection, consultation shall involve information letters, phone calls, meetings, and/or other forms of engagement with the affected Band(s) or Métis organizations. The level of consultation will depend on the potential for impact.
- b) Where there is a common interest in the use or development of land or other regional interests, Council will work with the applicable First Nations Bands and Métis Locals to achieve shared goals.
- c) When a development proposal or planning decision may impact the activities of a nearby First Nation or Métis community, Council will ensure adequate consultation prior to finalizing a decision. Impact will be considered when a development is proposed on, or in proximity, to unoccupied Crown lands or First Nation Reserve land.
- d) Where there is potential for a proposed development to negatively impact the rights or activities of First Nations and Métis groups, further investigation will be required in order to reduce or eliminate potential impacts. If sufficient mitigation is not achievable, the proposal may be refused.
- e) Development proposals on or adjacent to unoccupied Crown land may require additional consultation to prevent adverse impact on the activities of First Nations and Métis groups.
- f) Where there is a common interest, Council will encourage engagement and communication with local First Nations on local and regional planning initiatives
- g) The Resort Village will encourage proponents of development applications in proximity to Crown lands, water bodies, and Reserve land to consult with the affected Band(s) early in the application process.

4.2.2 INTER-JURISDICTIONAL COOPERATION

- a) The Resort Village works with the Villages of Holdfast and Dilke and the community of Eldora Beach to ensure fire protection and first response emergency services.
- b) The Resort Village will continue to work with neighbouring municipalities to provide efficient and cost-effective infrastructure and service directory. The Resort Village will also explore opportunities to develop joint service programs where such arrangements will be of benefit to both municipalities.
- c) Where appropriate, land in proximity to municipal boundaries may be subject to inter-municipal servicing agreements. Where it is appropriate, the Resort Village and RM of Sarnia may enter into agreements respecting municipal servicing for lands that are well-suited to future servicing with municipal water and sewer by virtue of their proximity, access, topography and development potential. Joint municipal servicing agreements, which include urban municipalities, may address potential future boundary alterations.
- d) Where applicable Council will consult with local, provincial, or federal government agencies and neighbouring communities in order to coordinate growth and development plans.
- e) The Resort Village will engage adjacent municipalities and neighbouring First Nations communities to ensure the region grows and advances in the most progressive way possible.
- f) Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the Resort Village.

4.3 ANNEXATION

- a) The periodic need for urban expansion may be addressed through annexation. The annexation process shall be logical, timely and consistent with the policies of the OCP and provincial legislation. Large, complex annexations will be avoided; the annexation of smaller areas of land on an as-needed basis will be preferred.
- b) When urban expansion is necessary, the design and development of the annexed area should be well-integrated with the existing community structure and shall be directed away from prime agricultural land and ILOs. The annexation process and the need for urban expansion should consider the conversion of rural land for urban expansion in order to protect rural land uses from premature conversion.
- c) Annexation shall follow legal boundaries in order to avoid creating a fragmented pattern of land ownership and should, ensure consistent planning, efficient and cost-effective service delivery and good governance.

5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the goals, objectives and policies included in this official community plan. The Zoning Bylaw will include the following zoning districts:

Table 5-1

Zoning District	Symbol
Low-Density Residential	R1
Restricted Residential Development	R2
Medium-Density Residential	R3
Recreational	REC
Future Urban Development	FUD

5.2 AMENDMENTS TO THE BYLAWS

- a) Amendments to the OCP or Zoning Bylaw to accommodate proposed development will only be considered once an application for subdivision has been submitted to the Community Planning Branch, or a development permit application has been submitted to the Resort Village, as the case may be.
- b) All amendments to the Zoning Bylaw must align with the policies and objections of this OCP. If there is a need to amend the OCP, Council must pass a bylaw to adopt the amendment. Amendments may provide for changes to objectives, an increase in density, changes to zoning designations, or other changes as accepted by Council.
- c) Prior to rezoning land, Council will consider the potential impacts of the proposed development on existing and planned agricultural and other non-farm land uses and the cost and availability of services.

5.3 CONCEPT PLANS

- a) Multi-parcel subdivisions, developments that involve multiple land uses, and other large-scale developments may be guided by concept plans as described in the Zoning Bylaw.
- b) Council may, by bylaw, adopt a concept plan as an amendment to this OCP.
- c) Any concept plan adopted as part of this OCP shall align with the objectives and policies herein.

5.4 CONTRACT ZONING

- a) For the purposes of rezoning to accommodate a unique development situation, Council may consider entering into a rezoning agreement, pursuant to the contract zoning provisions of the PDA. For site-specific development based on the following guidelines:
 - i. The rezoning shall not unduly conflict with the permitted or discretionary uses allowed within the proposed or adjacent zoning districts;
 - ii. 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;
 - iii. The use of the proposed development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole; and
 - iv. The contract zoning agreement shall not undermine the intent of this OCP or any affected legislation.

5.5 ADDITIONAL IMPLEMENTATION TOOLS

5.5.1 PROVINCIAL LAND USE POLICIES

- a) This Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes, and regulations.
- b) Council will review this OCP and the accompanying Zoning Bylaw for consistency with provincial land use policies.
- c) Where appropriate, feasible, and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agencies or legislation.

5.5.2 ADMINISTRATION

- a) This Plan is binding upon Council and all development within the Resort Village.
- b) If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the OCP as a whole, or any other part, section or provision of this OCP.

5.5.3 DEFINITIONS

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

5.5.4 BYLAW MAPS

5.5.4.1 ZONING DISTRICT MAP

The Zoning District Map, attached to and forming part of the Zoning Bylaw, identifies the locations and boundaries of the various zoning districts within the Resort Village.