

BYLAW NO. 03-2024

# OFFICIAL COMMUNITY PLAN

Rural Municipality of Good  
Lake No. 274

The purpose of an Official Community Plan (OCP) is to provide a comprehensive policy framework to guide the physical, economic, social and cultural development of the Rural Municipality of Good Lake No. 274.

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RURAL MUNICIPLIATY OF GOOD LAKE NO. 274  
OFFICIAL COMMUNITY PLAN  
BYLAW No. 03- 2024

PREPARED FOR:  
RURAL MUNICIPALITY OF GOOD LAKE NO. 274

PREPARED BY:  
  
PLANNING LTD.

Meota, SK  
DECEMBER 2023

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**Rural Municipality of Good Lake No. 274**

**Bylaw No. 03-2024**

A Bylaw of the Rural Municipality of Good Lake No. 274 to adopt the Official Community Plan.

The Council of the Rural Municipality of Good Lake No. 274 in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Good Lake hereby adopts the Official Community Plan, identified as Schedule 'A' to this Bylaw.
2. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 8<sup>th</sup> day of April, 2024.

Read a Second Time the 10<sup>th</sup> day of March, 2025.

Read a Third Time the 10<sup>th</sup> day of March, 2025.

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Reeve, David Popowich

[SEAL]

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Administrator, Nicole Shewchuk

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**RM OF GOOD LAKE NO. 274**  
**OFFICIAL COMMUNITY PLAN**

**Schedule 'A' to Bylaw No. 03-2024**  
**in The Rural Municipality of Good Lake No. 274**

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# 1 INTRODUCTION

According to *The Planning and Development Act, 2007*, (“the Act”), an Official Community Plan

“is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality”

This Official Community Plan (OCP) follows the principles and requirements of the Act and Provincial Statements of Interest and provides guidance and structure for all planning and development within the Rural Municipality of Good Lake No. 274 (the RM).

**Vision Statement:** A practical, agriculturally stable community with growing resort prosperity and recreational activity built on rural and urban strategies that support development with good governance – enhancing the quality of both work and life for present and future generations.

**Mission Statement:** To provide the foundation for a prosperous, enjoyable, and welcoming community that delivers services at optimal levels, fosters development, actively engages in relationship cooperation, and supports reliable transportation routes – in a cost-effective, environmentally aware, and transparent manner.

## 1.1 Authority and Mandate

The adoption of this bylaw is subject to the Act, section (40) outlines the adoption of an Official Community Plan (OCP) that is binding on the community and all other persons, associations, or other organizations, and internal developments should be consistent with this planning document. The OCP contents shall be in accordance with section (32) of the Act, which incorporates when practical “any applicable provincial land-use policies and statements of provincial interest.” More specific items that must be included are listed within the Act and are included in this document. It is important to look at this document holistically as the key to its implementation.

## 1.2 Scope

The goals and policies outlined within this OCP are applicable to all lands located within the RM boundaries. If any part of this OCP is found to be invalid, by the authority of a competent jurisdiction, such a decision shall not affect the validity of the remainder, or other sections of this OCP.

## 1.3 Demographics

The population trends of the RM over the past number of years have been that of increase. The 2021 Census for the RM indicated a population increase 24.5% as compared to the 2016 Census. The 2021 Census recorded a population of 930.

While there is a trend of population increase there has been a period of population stability in the RM over the past 10 years.

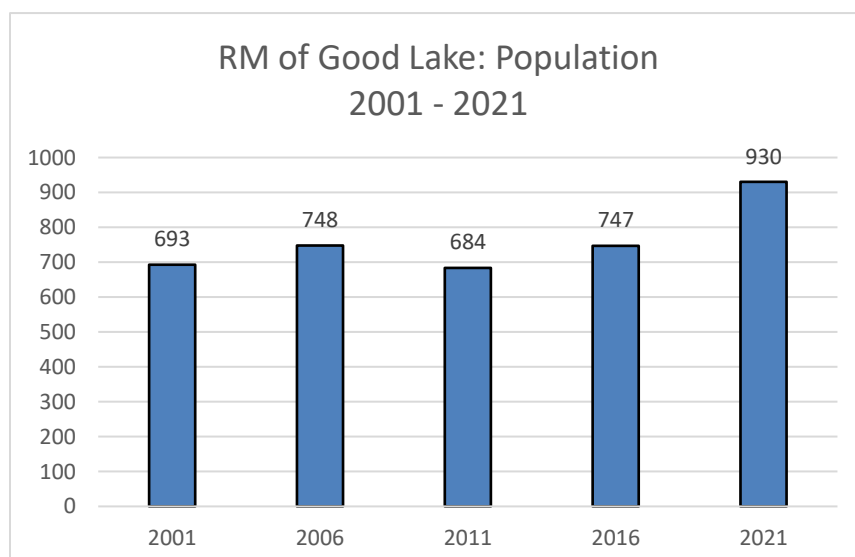


Figure 1, Population RM of Good Lake 2001 – 2021

## 2 PRINCIPLES AND STATEMENTS

The RM of Good Lake shall create and adopt policy that is consistent with the Act, and Saskatchewan's Statements of Provincial Interest.

### 2.1 Agriculture and Value-Added Agribusiness

- 2.1.1 The RM recognizes the value of agricultural land and will promote policies and decisions that lead to the sustainable use and preservation of agricultural operations and value-added agri-businesses.
- 2.1.2 The RM shall minimize fragmentation of productive agricultural lands by limiting subdivision and encourage the clustering of residential development
- 2.1.3 The RM will encourage the development of agriculturally-related commercial and industrial development along major transportation routes, and where the provision of municipal infrastructure and services is economically feasible.
- 2.1.4 The RM shall plan for opportunities related to intensive livestock operations (ILOs) and other value-added agricultural developments.
- 2.1.5 New ILOs and the expansion of existing ILOs may be permitted within the RM at the discretion of Council in accordance with the general discretionary use evaluation criteria listed in Section 2, and general regulations in Section 3 of the Zoning Bylaw.
- 2.1.6 The RM will encourage and support the implementation of environmentally sustainable agricultural practices to mitigate erosion, source water or site contamination and the loss of biodiversity within natural ecosystems.
- 2.1.7 The RM will encourage value-add agricultural activities as a means to enable producers the ability to diversify their operations, process and provide for the direct sale of locally produced commodities.
- 2.1.8 The RM shall encourage retention of agricultural land for crop production, livestock operations, related agricultural use, and to allow non-farm residential development at a level which will not jeopardize existing agricultural operations and that will minimize the removal of good farmland from production.

#### PROVINCIAL INTERESTS

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. First Nations and Métis Engagement
4. Heritage and Culture
5. Inter-municipal Cooperation
6. Mineral Resource Exploration and Development
7. Public Safety
8. Public Works
9. Recreation and Tourism
10. Residential Development
11. Sand and Gravel
12. Shore Land and Water Bodies
13. Source Water Protection
14. Transportation
15. Community Health and Well-being
16. Economic Growth

### 2.2 Biodiversity and Natural Ecosystems

- 2.2.1 The RM recognizes the value of environmentally sensitive areas and habitats.
- 2.2.2 The RM will encourage development that promotes the preservation and protection of significant ecological lands.
- 2.2.3 The RM will promote the sustainable use of natural resources.
- 2.2.4 The RM will adopt development standards to mitigate and minimize the impacts on sensitive lands.
- 2.2.5 The RM acknowledges the importance of the Horseshoe Lake Wild Refuge and Patterson Lake Game Reserve, along with other recognized protected areas, in providing essential habitat for wildlife.
- 2.2.6 The RM will encourage local biodiversity and ecosystems evaluations (i.e. ecological assessments) to determine whether these areas should be protected from the impacts of development.
- 2.2.7 The RM will promote, wherever possible, important natural or riparian areas, significant landscapes, features, and systems be integrated into the design of new development such that they perform their natural functions.

### 2.3 First Nations and Métis Engagement

- 2.3.1 The RM acknowledges it is located on Treaty 4 territory, the traditional territory of the Cree, Saulteaux, Dakota, Nakota, Lakota and on the homeland of the Métis Nation.

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- 2.3.2 There are no First Nations reserves within the RM. First Nations in proximity to the RM include Keeseekoosie Indian Reserve, The Key Indian Reserve and Cote First Nation.
  - 2.3.3 There are no Métis Locals within the RM. Métis Locals in proximity to the RM include Willowbrook/Springside No. 139 and Yorkton No. 13.
  - 2.3.4 The RM recognizes First Nations and Métis communities' interests, knowledge, and present-day Indigenous land uses.
  - 2.3.5 The RM will seek partnerships and common interests with First Nations and Métis communities whenever possible.
  - 2.3.6 The RM may pursue opportunities with First Nations and Métis communities to coordinate land use planning and development, and any available tools, support, or agreements to do so.
  - 2.3.7 The RM will support policies that avoid and minimize negative impacts on First Nations and Métis communities.
  - 2.3.8 The RM will encourage early proponent engagement with First Nation and Métis communities for proposed development in proximity to Crown lands, public water bodies, and First Nation reserve lands.

## **2.4 Heritage and Culture**

- 2.4.1 The RM recognizes the importance of heritage and culture and will support development and actions that protect, conserve, and restore such areas and resources.
- 2.4.2 The Doukhobors were among the earliest settlers of land within the RM and surrounding area. The RM recognizes this group's historical and cultural significance in the region.
- 2.4.3 The RM will consult with the relevant ministry to protect heritage resources. where lands are identified as being heritage sensitive.

## **2.5 Inter-municipal Cooperation**

- 2.5.1 The RM will work with other communities and neighbouring municipalities to address challenges and opportunities of mutual concern.
- 2.5.2 The RM recognizes the importance of regional organizations, such as the Whitesand Regional Park, Good Spirit Lake Provincial Park and Whitesand River Recreation Site.
- 2.5.3 The RM acknowledges the value of organized hamlet boards, such as Burgis Beach and Good Spirit Acres, as advisory bodies and will collaborate with them to ensure effective community engagement and provide input for decision-making processes.
- 2.5.4 The RM shall consider alternative options prior to annexation or expropriation through open communication with neighbouring municipalities and landowners.
- 2.5.5 The RM will identify, and attempt means of dispute resolution, if required, to ensure continued and positive inter-community and jurisdiction cooperation.
- 2.5.6 Where possible, the RM will seek opportunities for regional collaboration to provide the necessary assets to achieve efficient service delivery.
- 2.5.7 Where new development is proposed on or in proximity to lands of common interest, the RM may notify and engage with the prospective affected communities, including but not limited to adjacent municipalities, provincial or regional parks, First Nations, Métis locals, or any other group which may have an interest in the effects of the proposed development.
- 2.5.8 Where possible, the RM will collaborate with Water Security Agency, Good Spirit Lake Watershed Association Board No. 6, and Canora Rural Public Utility Board.

## **2.6 Mineral Resource Exploration and Development**

- 2.6.1 The RM will support and plan for the exploration and development of mineral resources and will aim to coordinate its land use planning with industry in identifying areas for development. The RM will support and plan for the exploration and development of mineral resources.
- 2.6.2 According to provincially available databases, there is limited potential for mineral resource development within the RM. Should resources be identified within the tenure of this plan, the RM may elect to broaden its policies and regulations for exploration and development. Until such time, the following will apply:

- 2.6.3 The Zoning Bylaw will accommodate a range of uses related to mineral exploration and development in agricultural areas with minimal regulation.
- 2.6.4 Where mineral deposits may be identified, the RM will seek collaboration with industry to ensure they can be appropriately serviced and accessed.
- 2.6.5 Where mineral deposits may be identified, the RM may amend policy and regulation to protect them from potentially incompatible land uses and impose separation requirements.
- 2.6.6 The RM will coordinate its development reviews with provincial ministries and agencies that may have jurisdiction over development of resources to minimize any potential for regulatory duplication.

## 2.7 Public Safety

### Background:

The Province, through *The Statements of Provincial Interest Regulations* (SPI), directs all development approving authorities (including municipalities) to: “Prohibit the development of new buildings and additions to buildings in the floodway of the 1:500 year flood elevation of any watercourse or water body”; and, “Require flood-proofing of new buildings and additions to buildings to an elevation 0.5 meters above the 1:500 year flood elevation of any watercourse or water body in the flood fringe”. All municipal planning documents and decisions must be consistent with the SPI. A safety factor of at least 0.5 meters is added to the 1:500 year flood elevation to determine the estimated minimum building elevation (MBE) for new development.

The Estimated Peak Water Level (EPWL) in a given location is an *estimated* elevation that can change over time as updated hydrological information becomes available due to new analysis or a recent flood event. EPWLs provided in this document are not static, may be subject to change over time, or further refined by increasing or reducing the elevation based on detailed site-specific hydrological analysis performed by a certified professional engineer. EPWLs may also vary at different locations on the same water body depending on a number of factors. Confirmation of suitability or application of the known estimates should be reviewed and confirmed at the time of development or subdivision application.

The following information relating to potentially flood prone areas and EPWL is currently estimated, or has been advised by the *Water Security Agency* (WSA), for the following water bodies at the time of Bylaw development:

Good Spirit Lake: EPWL 486.0 m / MBE 486.5 m (Gauge 05MB010) above sea level.  
Horseshoe Lake: EPWL 483.5 m / MBE 484.0 m (Vertical Datum: CGVD2013) above sea level.

The Future Land Use Map forming part of this Bylaw has identified a general 100 meter offset on Horseshoe Lake and Good Spirit Lake, a 50 meter offset to all watercourses and water bodies within the Municipality. And, any related Zoning District mapping, is publicly accessible information through a number of Government of Saskatchewan online mapping applications. At time of bylaw development, this dataset is titled “Lakes, Rivers and Glaciers in Canada - CanVec Series - Hydrographic Features – Natural Resources Canada” ([Lakes, Rivers and Glaciers in Canada - CanVec Series - Hydrographic Features - Open Government Portal](#)).

**It is important to note that the areas identified on the Map indicate the potential for flooding only and are intended to be a cue for the reader to assess as necessary at the time of development or subdivision application to ensure that development will be located above the MBE. It is also important to note that there are likely areas outside of the offset shown on the Map that may be prone to flooding and which may require further assessment (e.g. intermittent sloughs, low-lying areas adjacent to watercourses and water bodies, etc.).**

- 2.7.1 The RM will identify areas prone to natural hazards and vulnerable to human induced hazards and limit development on or near those hazard lands and will consider strategies and actions that will minimize the potential threats to people, property, and municipal interests.
- 2.7.2 The RM will ensure areas identified as hazardous due to erosion, slope instability and slumping, drainage concerns and flooding will be avoided for future permanent development unless sufficient mitigation measures are proposed at the time of application.

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- 2.7.3 Developers and/or landowners may be required to provide professional, certified environmental, geotechnical, and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
- 2.7.4 The Future Land Use Map shall identify, in general terms, potential flood prone areas. These areas shall also be identified on the Zoning District Map (or other relevant map employed to show potential flood prone areas or development constraints) forming part of the Zoning Bylaw. Areas identified may be *potentially* flood prone and warrant consideration in the subdivision or development review processes.
- a. Notwithstanding 2.7.4 above areas identified as being potentially flood prone may, after review, be determined to be located outside of any flood plain or flood hazard area; in such cases, further assessment to determine suitability may not be required. Further, there may be additional areas not shown within any municipal planning bylaw mapping of potential flood prone areas that may indeed be flood prone and shall be subject to the hazard land and flooding policies and regulation in this Bylaw or within the Zoning Bylaw.
- 2.7.5 New buildings and additions to buildings within the floodway of the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- 2.7.6 New buildings and additions to buildings within the flood fringe shall be adequately flood-proofed to an elevation of no less than 0.5 meters above the 1:500 year flood elevation of any watercourse or water body.
- 2.7.7 The WSA or other appropriate certified professionals may be utilized as a source of technical advice regarding flood elevations and flood proofing techniques. Developments may be referred to the WSA or other appropriate professionals for review, comment, and technical expertise. Where sufficient information related to flood risk, elevations, or determination of suitability cannot be obtained from the WSA, if required by the Municipality, professional assessment and support confirming suitability shall be provided by a proponent solely at their cost.
- 2.7.8 Where a proponent is unsatisfied with any EPWL or MBE recommendation provided by WSA, they may, at their own cost, engage a certified professional to conduct a detailed site-specific assessment for their development or subdivision proposal to determine the 1:500 year flood elevation as per Provincial standards. Upon receipt of said information, the Municipality will consider it for acceptability and adequacy in supporting of determining development suitability.
- 2.7.9 The Municipality may employ publicly available tools and imagery for historical aerial imagery (e.g. Google Earth, government databases, etc.), and local historical knowledge, to help in its assessment of the potential for flooding.
- 2.7.10 Where land to be subdivided contains land that is a swamp, marsh, drainage course or land subject to seasonal or frequent flooding, such lands will generally be recommended for approval as Environmental Reserve and may be restricted for development.
- 2.7.11 The *FCM -RAC Guidelines for New Development in Proximity to Railway Operations* will be employed for guidance where new development is proposed in proximity to the rail line. Rail operators may be engaged to determine relevant considerations for new development, and development standards and setbacks may be employed to protect the public and new development, and to minimize potential nuisance.
- 2.7.12 The RM will evaluate potential impacts from noise, odor, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, and how this will influence appropriate buffering, separation, or screening from adjacent existing land uses.
- 2.7.13 Where applicable, new subdivision and development applications in or near forested areas or areas at risk for wildfires are encouraged to incorporate FireSmart principles in the design. The RM may, as part of its review process, require a FireSmart or wildfire risk assessment, consult with fire and emergency services, and engage with the Saskatchewan Public Safety Agency.

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## **2.8 Public Works**

- 2.8.1 The RM shall efficiently manage those public works assets under its jurisdiction, and permit the effective development, improvement and expansion of public works and utilities provided by other authorities.
- 2.8.2 The RM shall create and maintain an asset management plan and inventory.
- 2.8.3 The RM will be open to new opportunities for providing public works and service delivery through effective maintenance, improvement, or expansion of existing infrastructure and service delivery programs where possible.
- 2.8.4 The RM will cooperate with surrounding municipalities and other entities for solid and liquid waste management, recycling, and hazardous waste disposal programs that meet government standards and regulations.
- 2.8.5 The RM will consult with the appropriate government ministries, agencies, and other qualified professionals where required when considering development. Consultation may be related, but limited to, the impacts on government services and infrastructure, storm and source water protection plans, existing developments, and other resources and land uses in the RM.
- 2.8.6 The RM will continue to pursue asset management planning to inform the budgeting and maintenance planning for RM infrastructure, and ensuring that adequate resources or financing is available for the expansion or replacement of public works.
- 2.8.7 Council will assess needs for improvement and replacement and prioritize projects to provide appropriate and adequate services are available for RM ratepayers.
- 2.8.8 The RM shall explore opportunities for collaboration on joint infrastructure projects that serve the needs of the municipalities, First Nations and Métis communities, provincial and regional parks, and other stakeholder groups within the region.
- 2.8.9 The RM will encourage development that aligns with the RM's asset management planning.
- 2.8.10 The RM will encourage development where roads and other infrastructure services currently exist.
- 2.8.11 Where applicable, the RM will require new subdivisions to contribute to infrastructure capital upgrades in order to service the new lots.

## **2.9 Recreation and Tourism**

- 2.9.1 The RM will promote and welcome visitors and travelers, and consider the sustainable development of lake and resort communities, resulting in leisure activities and active lifestyles.
- 2.9.2 The RM will encourage and promote the protection of critical recreational lands with cultural, heritage, and natural significance.
- 2.9.3 The RM will seek out partnerships with neighbouring communities and organizations (such as the Hamlet of Burgis Beach and the Hamlet of Good Spirit Acres) to fulfill the recreational needs of the community.
- 2.9.4 The RM will promote recreational and tourism development within the RM that is compatible with the initiatives of related organizations, such as the Good Spirit Lake Provincial Park.
- 2.9.5 The RM will discourage new hamlets or subdivisions near Good Spirit Lake by enforcing land-use policies to prevent overdevelopment and protect recreational interests.
- 2.9.6 The RM shall encourage infill development around Good Spirit Lake where services are established.

## **2.10 Residential Development**

### **General Residential Policies**

- 2.10.1 The RM shall make provision for residential development, so long as it is compatible with other uses and efficiently utilizes the existing and required infrastructure and services.
- 2.10.2 Consider environmental sustainability, surrounding natural landscapes (i.e., agricultural lands, wetlands and other environmentally sensitive areas) to ensure compatible adjacent land uses through policies and regulations to mitigate land use conflicts with residential development.
- 2.10.3 Encourage clustered residential development where viable agricultural opportunities do not exist.
- 2.10.4 Encourage the location of new residential development such that existing infrastructure is best utilized.

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- 2.10.5 The RM will set expectations and requirements for residential development based on subdivision policies and the scale and intensity of the project, aligning with land-use objectives.
  - 2.10.6 All residential development applicants must complete a development permit application and building permit application prior to construction and abide by the regulations of the Zoning Bylaw and the Building Bylaw.
  - 2.10.7 The Zoning Bylaw will regulate residential development through but not limited to, site size and frontage requirements, minimum setback requirements, and land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
  - 2.10.8 All development, buildings, and structures, including accessory buildings and structures (but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures.
  - 2.10.9 The RM will seek to work with the Town of Canora to allow for compatible growth strategies in the urban fringe to ensure a planned and sustainable approach to residential growth in the region. The area of the urban fringe has been identified on the Future Land Use Map forming part of this plan.
  - 2.10.10 A variety of housing options will be provided through the Zoning Bylaw to accommodate a range of demographics, lifestyles, and income levels.
  - 2.10.11 The RM will work with the appropriate provincial ministries and agencies to protect heritage properties and culturally sensitive areas.
  - 2.10.12 Sites for municipal facilities and public utilities will be excluded from density regulations.
  - 2.10.13 New development must minimize human or environmental risks, and where applicable, related studies may be requested to ensure safety to people and property.
  - 2.10.14 Development shall be considered in alignment with the RM's asset management planning.

#### **Organized Hamlet Policies**

- 2.10.15 The infill of sites for residential and commercial development shall be encouraged prior to the subdivision of additional lands surrounding existing Organized Hamlets.
- 2.10.16 Future development shall be compatible with existing land uses.
- 2.10.17 Council will support the consolidation of existing undeveloped lots in Gorlitz.

#### **Country Residential Policies**

- 2.10.18 Country Residential subdivisions are encouraged to be located within the areas identified as suitable on the Future Land Use Maps, which form part of this bylaw.
- 2.10.19 Land use compatibility will be a factor considered by Council where rezoning to accommodate higher residential density is proposed.

#### **Lakeshore Residential Policies**

- 2.10.20 Council may consider the clustering of existing cabin development using dwelling group regulations listed within the Zoning Bylaw.
- 2.10.21 Future cabin development shall be encouraged to be placed on individually titled residential lots, or through registered dwelling groups under *The Condominium Act* and associated regulations.
- 2.10.22 Where condominium applications are entertained by Council, all internal condominium unit areas shall conform to standard size site requirements, and Council will defer to local emergency protective services for guidance on minimum internal road widths and maneuvering areas; 15 meter road width is generally acceptable for local access.
- 2.10.23 Alteration to the bed, bank, or boundary of a water body or watercourse will require any necessary approval(s) from the appropriate provincial or federal ministries or agencies prior to development or modification.

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- 2.10.24 Council may consult with First Nations or Métis communities in the area regarding lakeshore development proposal.
- 2.10.25 Where applicable, for any proposed developments not already approved, the Developer shall submit a letter or report confirming the Canora Rural Public Utility Board (CRPUB) can provide the additional potable water demand. This submission should be prepared or signed by the CRPUB and/or a Professional Engineering Consultant that is familiar with the CRPUB system and the Town of Canora water system. Should the proposed development not be applicable to the CRPUB, the developer is responsible for obtaining the proper permits and approvals from the proper governing agency (such as Water Security Agency).
- 2.10.26 Council discourages further development of Recreational Vehicles as a principal permitted use. Recreational Vehicles shall be an accessory use to an established residential permitted use.

## **2.11 Sand and Gravel**

- 2.11.1 The RM will promote aggregate extraction operations as an important resource for the municipality and the region, ensuring such development is permitted and compatible with other land uses, and includes the consideration of future reclamation of land.
- 2.11.2 The RM shall inventory aggregate deposits and accommodate extraction in a sustainable manner.
- 2.11.3 The development, operation, and extraction of aggregate resources shall adhere to any separate policy of the RM related to the management of the resource(s).
- 2.11.4 The RM shall encourage aggregate extraction operations as an important resource for the municipality and the region.
- 2.11.5 The RM shall require sites for aggregate and mineral resource extraction development to be reclaimed to a pre-extraction condition either as a part of ongoing operations or upon conclusion of extractive activities.
- 2.11.6 Locations of deposits will be protected from competing or non-compatible development; extractive and processing activities will be prioritized in these locations.
- 2.11.7 The RM may impose development standards or conditions on operations such as but not limited to: time limits on permit validity, reclamation and performance requirements, bonding requirements, separation requirements and nuisance mitigation, site development and operating standards, etc.
- 2.11.8 The RM shall seek cooperation and coordination with its regional neighbours in the allocation and provision of aggregate resources and work cooperatively to coordinate extractive activities and heavy-haul transportation planning.

## **2.12 Shore Land and Water Bodies**

- 2.12.1 The RM recognizes the importance of the lakes, shorelands, and water bodies within the RM and region.
- 2.12.2 The RM shall consider the impacts of development on shorelands and water bodies and will encourage watershed management to safeguard the water systems and wetlands.
- 2.12.3 When riparian areas are identified as critical ecosystems, wetlands and associated wildlife protection areas for endangered species, they will be restricted for future development. These areas will be protected through approved construction standards to minimize negative potential impacts.

## **2.13 Source Water Protection**

- 2.13.1 The RM will avoid development that compromises drinking water quality and quantity. Where applicable, developers will be required to conduct hydrology or hydrogeological assessments to assess the impact on water quality and quantity and implement appropriate mitigation measures to protect water sources.
- 2.13.2 The RM will require mitigation measures to protect municipal water wells and aquifers from potential contamination. Where risks to source waters are not suitably mitigated, development may be restricted.
- 2.13.3 The RM may consult with government ministries and agencies while reviewing a potential development to ensure source waters are effectively protected.
- 2.13.4 The RM may, where applicable, consult the Good Spirit Lake Watershed Association and/or the Water Security Agency while reviewing potential development to ensure that source waters are effectively protected.

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## 2.14 Transportation

- 2.14.1 The RM will plan, develop, and maintain a transportation system to meet current and future needs, ensuring compatibility with other transportation infrastructure and provincial agencies, providing for the safe and efficient movement of goods and people for the benefit of residents, industry, and visitors.
- 2.14.2 The RM will participate and partner with provincial agencies to align local transportation policies with provincial transportation plans.
- 2.14.3 The following rail networks transect the RM, Canadian Nation Railway (CN Yorkton and CN Margo) and Canadian Pacific Railway (CP Wynard). The RM will utilize the guidelines contained in *FCM -RAC Guidelines for New Development in Proximity to Railway Operations* to assess development proposals in proximity to the rail lines or any proposed rail lines.
- 2.14.4 The Canora Municipal Airport is located within the Town of Canora. This facility shares a municipal boundary with the RM. The RM will consider the location of this facility in land use decisions that may be considered incompatible with the safe operation of the airport.
- 2.14.5 The RM will strive to ensure municipal roadways are maintained and meet the needs of its residents as a means to promote public safety and the efficient movement of people and goods.
- 2.14.6 Several provincial highways traverse the RM, including Highway 5, Highway 9, Highway 47, Highway 229 and a small section of Highway 16. The RM will consult with the Ministry of Highways on development proposals where the provincial highway network may be affected.
- 2.14.7 The RM will encourage development to be located adjacent to existing developed roads or highways capable of serving as legal and physical access suitable for the proposed use. Where road or access improvements are deemed to be necessary by Council, applicants will be responsible for the costs of road construction or improvements.
- 2.14.8 The RM will promote traffic and road safety by ensuring that appropriate road design, speed limits and traffic control devices are utilized.

## 2.15 Community Health and Well-being

- 2.15.1 The RM will promote access to natural public environments, will ensure developers provide dedicated lands or money-in-lieu for public use and amenities, and will consider the diverse needs and perspectives of stakeholders in decision-making.
- 2.15.2 The RM will coordinate with the applicable provincial ministries and agencies to identify contaminated sites and work towards their remediation.

## 2.16 Economic Development and Growth

- 2.16.1 The RM will consider the benefits of economic development and will provide transparent and efficient regulation and review of development, promoting policy that results in a strong economy and high quality of life for residents.
- 2.16.2 The RM recognizes Agriculture as the primary economic activity and employer.
- 2.16.3 The RM will encourage commercial and industrial development adjacent to existing provincial highways and transportation routes.
- 2.16.4 The RM recognizes the benefits of employment retention and creation through the development and expansion of business and industry.
- 2.16.5 The RM will encourage economic development that utilizes existing RM infrastructure and resources.
- 2.16.6 The RM will consider home-based businesses that maintain or enhance the agricultural, residential and recreational character of the area.
- 2.16.7 The RM will participate in regional or provincially-led economic development initiatives to help grow the local economy.
- 2.16.8 The RM will encourage local employment to promote a healthy and growing local economy.
- 2.16.9 The RM will identify land use areas whereby commercial and industrial forms of development will be permitted.

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## 3 LAND USE

### 3.1 Agricultural Lands

The RM shall designate Agricultural lands that accommodate a variety of land use types that are compatible with agricultural development. Agricultural lands will primarily be designated for agriculture development, livestock grazing, mineral resource exploration and extraction, home and farm-based businesses, low-density non-farm residential development and other compatible uses.

The Zoning Bylaw will contain the following District:

**A - Agricultural District:** The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited and all related regulations and standards. Any proposed development within the Agricultural District shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

### 3.2 Residential and Lakeshore Lands

The Zoning Bylaw will contain the following District(s):

**LD1 - Residential and Lakeshore Residential District 1:** The Zoning Bylaw will outline those uses which are permitted, accessory, or prohibited, and all related regulations and standards. Any proposed development within the Residential and Lakeshore Residential District 1 shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

**LD2 - Lakeshore Residential District 2 - RV:** The Zoning Bylaw will outline those uses which are permitted, accessory, or prohibited, and all related regulations and standards. Any proposed development within the Lakeshore Residential District 2 - RV District shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

**CR - Country Residential District:** The Zoning Bylaw will outline those uses which are permitted, accessory, or prohibited, and all related regulations and standards. Any proposed development within the Country Residential District shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

The RM is home to the following lakeshore communities:

- a) Bella Sands Resort – Good Spirit Lake
- b) Canora Beach – Good Spirit Lake
- c) M & M Tiechko Beach – Good Spirit Lake
- d) Northshore Beach – Good Spirit Lake
- e) Ponderosa
- f) Sandy Beach – Good Spirit Lake
- g) Trapper’s Cove – Good Spirit Lake
- h) Organized Hamlet of Burgis Beach- Good Spirit Lake
- i) Organized Hamlet of Good Spirit Acres

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## 4 SUBDIVISION, MUNICIPAL RESERVE, & SERVICING AGREEMENTS

### 4.1 Subdivision

- 4.1.1 New subdivisions and development shall be encouraged to locate where appropriate infrastructure exists.
- 4.1.2 The infill of sites for residential and commercial development shall be encouraged prior to the subdivision of additional lands.
- 4.1.3 In considering a subdivision application or application for rezoning, the RM may require a Comprehensive Development Review (CDR). Council may request and require supporting and additional information to properly conduct such a review. The use of a CDR will generally be employed where a proposed subdivision or development would be introducing a high density of development or where it may introduce potential nuisance to surrounding land uses.

When reviewing a CDR the RM may consider the following:

- i) The phasing of development;
  - ii) The size and number of parcels proposed;
  - iii) The availability, installation and construction of roads, services, and utilities;
  - iv) The types of uses proposed on the site;
  - v) Potential impacts on adjacent land uses and proposed measures to reduce any potential negative impacts;
  - vi) The suitability of the site with particular consideration to the soils, topography, drainage and proximity to wildlife management areas and hazard land;
  - vii) The availability of water and sewage systems, and access to solid waste collection and disposal facilities and services.
  - viii) The entrance and exit into a site and potential impacts on roads and highways, including traffic safety; and
  - ix) Any other matters that the RM considers necessary.
- 4.1.4 In considering a review of a lakeshore subdivision, the RM may consider the potential impacts on existing public beaches and on the health and sustainability of the water body.
- 4.1.5 The responsibility for determining the flood elevation, and any required flood-proofing measures is the requirement of the applicant.

### 4.2 Municipal Reserve and Dedicated Lands

- 4.2.1 The purpose of municipal reserve lands will be to provide opportunities to residents for recreation and public amenity through land dedication at the time of subdivision.
- 4.2.2 At the time of subdivision, and on a locational basis, money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required to meet community recreational needs.
- 4.2.3 At the time of subdivision, Council will encourage the approving authority, which in the case of the RM is the Minister of Government Relations, to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the Act.
- 4.2.4 The RM may dedicate lands as environmental reserve to protect riparian, biodiverse, and wildlife-sensitive areas, in consultation with the appropriate national or provincial agencies.
- 4.2.5 As prescribed by the Act and *The Dedicated Lands Regulations, 2009*, funds from the RM dedicated lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities where the development will serve the residents of the RM.

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- 4.2.6 In lakeshore developments, a portion of the lands along the shore or bank of the waterbody may be designated as environmental reserve at the time of subdivision.
  - 4.2.7 In lakeshore developments, the dedication of land as municipal reserve may be required to ensure appropriate recreational use and public access, as well as provide for protection from flooding.
  - 4.2.8 The RM may require the dedication of roadway or roadway widening at the time of subdivision.
  - 4.2.9 The RM will use the natural topography of land to minimize the cost and risks associated with stormwater management and flood risk mitigation. Dedicated lands may be employed to protect natural drainage runs.
  - 4.2.10 The RM recognizes the importance of supporting school opportunities. At the time this bylaw was approved, there was not an identified need for a future school site within the RM. If the need for a school site is identified, the RM will work with the Ministry of Education and where applicable, the Good Spirit School Division and Christ the Teacher Roman Catholic Separate School Division to ensure the creation of a site suitable for that purpose and amend their bylaws accordingly. If the need for a school site is identified in a neighbouring municipality that will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.

### **4.3 Servicing and Development Agreements**

- 4.3.1 The RM shall consider the use of development levies, or servicing agreements, for future development and subdivision to recover capital costs incurred directly or indirectly by the RM as a result of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.
- 4.3.2 In accordance with section 172 of the Act, and where subdivision is involved, the RM may require an applicant to enter into a servicing agreement with the RM to address the provision of services and infrastructure that directly or indirectly serve a proposed development.
- 4.3.3 In accordance with section 169 of the Act, the RM may adopt a Development Levy bylaw and impose development levies to recover all or a part of the RM's capital costs of providing, altering, expanding or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
- 4.3.4 All parcels shall have legal access by an all-weather municipal road allowance constructed to RM roadway and approach standards applicable for the proposed use. Where road construction or upgrades are required in the opinion of the RM, the applicant shall bear the costs and may be required to enter into an agreement for improvements.
- 4.3.5 New subdivisions and development shall be encouraged to locate where appropriate infrastructure exists.
- 4.3.6 In areas where additional municipal service installation or road construction is required, the development proponent shall be responsible for all costs associated with such improvements.
- 4.3.7 The RM will establish standards for infrastructure construction to include, but not be limited to, such improvements such as road, approach, and drainage construction.
- 4.3.8 Design and construction of roads internal to a subdivision should consider access for road maintenance, school bus travel, and emergency service equipment movement.

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## 5 IMPLEMENTATION

The *Zoning Bylaw* will be the principal method of implementing the policies, principles, and statements contained within this OCP. The Zoning Bylaw will be adopted in conjunction with this OCP. The Zoning Bylaw outlines the procedures and regulations that must be followed and describes the roles and authority of the Development Officer, and how planning and development will be implemented in the RM.

- **Purpose:** The Zoning Bylaw controls the use of land within the jurisdiction of the RM of Good Lake, for the health, safety, and welfare of its residents and visitors.
- **Definitions:** The Zoning Bylaw definitions shall apply to this OCP.
- **Contents and Regulations:** The Zoning Bylaw will activate the land use policies in this OCP by outlining the administration and regulations for Zoning Districts. Each District will have permitted and discretionary uses, and rules and regulations regarding a range of uses, development setbacks, site sizes building locations.
- **Updating or amending the Official Community Plan:** The RM shall monitor plans and projections for future development on an ongoing basis. Policies contained in this OCP, including *RM of Good Lake No. 274 Land Use* maps should be regularly reviewed and if required, updated.
- **Amending the Zoning Bylaw:** When considering amendments to the Zoning Bylaw, the RM will consider proposals that align with the policies outlined in this OCP. The RM may consider expanding Land Use by adding new Districts or expanding the scope of existing Zoning Districts to further the goals and objectives of this OCP.
- **Further Studies:** The RM may undertake such studies or programs required to facilitate and encourage positive development or change in the RM.
- **Concept Plans:** The RM may adopt concept plans to guide future subdivision and development of an area of land.
- **Binding:** Subject to section 40 of the Act, this OCP shall be binding on the RM of Good Lake No. 274, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP.

## 6 LAND USE MAPS

The *RM of Good Lake No. 274 Future Land Use Map* forms part of this bylaw and is attached in the appendix titled:

1) *RM of Good Lake No.274: Future Land Use Map*

This Future Land Use Map identifies the general land use concepts for development within the RM, to communicate the vision for future development in the RM.