

Resort Village of Tobin lake

BYLAW 10/2015

A BYLAW TO AMEND THE TWIN LAKES DISTRICT PLAN AS ADOPTED BY BYLAW 06/2013

In alignment with the affiliate partner municipalities of Twin Lakes District Planning Commission, the Council of the Resort Village of Tobin Lake, in the Province of Saskatchewan, enacts as follows:

- A. This bylaw shall be referred to as “Amendment to the Twin Lakes District Plan”
- B. In this bylaw:
 - 1. “Administrator” shall mean the administrator of the municipality;
 - 2. “Council” shall mean the council of the municipality;
 - 3. “Head of council” shall mean the mayor or reeve of the municipality, as the case may be;
 - 4. “Municipality” shall mean the Resort Village of Tobin Lake;

C. AMEND THE TWIN LAKES DISTRICT PLAN, BY REMOVING THE FOLLOWING:

Section 3.2.4 clause 3 and,
Section 3.3.2 clause 9 and,
Section 3.4.2 clause 6 and,
Section 4.1.2 clause 3 and,
Section 4.2.2 clause 24 and,
Section 4.3.2 clause 11.

D. FURTHER AMEND THE TWIN LAKES DISTRICT PLAN, BY INSERTING THE FOLLOWING:

Section 2.9 GENERAL DEVELOPMENT POLICIES

- 1. Prior to consideration of any application to rezone or subdivide land for development, the proponent shall prepare and submit a report to the affiliate municipal council in support of the proposed development which confirms the suitability of the development in its proposed location. The report shall, at a minimum, include a general summary of the development. The summary shall include:
 - a. a general description of the development area including its topography, natural amenities, and a summary of surrounding development;
 - b. the proposed number of lots proposed along with a lot phasing plan where intended; and
 - c. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities, and land use compatibility.
- 2. The following studies and reports may also be required as deemed necessary by the affiliate municipal council:

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- a. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources as prescribed in Section 2.4.3 of this Plan;
- b. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat as prescribed in Section 2.4.2 Clause 3 of this Plan;
- c. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan as prescribed in Section 2.4.2 Clause 5 of this Plan;
- d. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues;
- e. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein;
- f. where the proposed development may impact existing municipal roadways, a municipal roadway assessment may be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development;
- g. where the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan shall be prepared confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements; and
- h. where the development is intended to utilize private onsite wastewater treatment systems, a hydrogeological report may be required which establishes baseline hydrology for the development property; confirms that the proposed systems will not adversely affect groundwater; establishes a monitoring groundwater strategy to track the long term effects on local aquifers and introduces any other local conditions which may be relevant

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to the effective employment of private onsite wastewater systems on the property.

AND INSERT

Section 3.2.4

3. The determination of the maximum number and arrangement of lots in a specific subdivision shall be prescribed within the applicable zoning bylaw and will have consideration for:
 - a. the carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations, and potential impacts, and other factors that may warrant consideration in the design of the proposal;
 - b. the suitability and availability of municipal and other services and infrastructure necessary to support the proposed development including potable water supply, sewage disposal, and storm water management systems; and
 - c. the compatibility of the proposed subdivision design with that of the surrounding area.
4. Where a multi-lot residential subdivision is proposed on lands abutting an existing multi-lot country residential development, an affiliate municipal council shall require the proposed development to be designed to complement the existing development employing measures such as visual buffering, building site separation, complementary lot sizing, or any other measures necessary to achieve compatible land use and development.
5. New multi-lot residential subdivision proposals shall incorporate environmentally sustainable subdivision design principles including but not limited to:
 - a. the subdivision design and the placement of lots shall respond to and incorporate existing natural conditions including wildlife corridors and habitat, topographic features, and environmentally sensitive lands, with particular attention to surface water and groundwater systems; and
 - b. the subdivision design shall minimize the length of internal roads constructed within the subdivision.
6. Multi-lot residential subdivisions shall be encouraged to locate in the direct vicinity of provincial highways or along existing municipal grid roads of sufficient capacity to accommodate the new development.
7. Where possible, multi-lot residential lots shall access internal subdivision roads constructed as part of the development. Direct access from individual sites onto primary or grid roads should be minimized and double frontage is prohibited.

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E. This Bylaw amendment shall come into force and take effect when approved by the Minister of Government Relations.

Mayor

[SEAL]

Administrator

Read a third time and adopted this
_____ day of _____, 2015.

Administrator