

RESORT VILLAGE OF PASQUA LAKE

SASKATCHEWAN

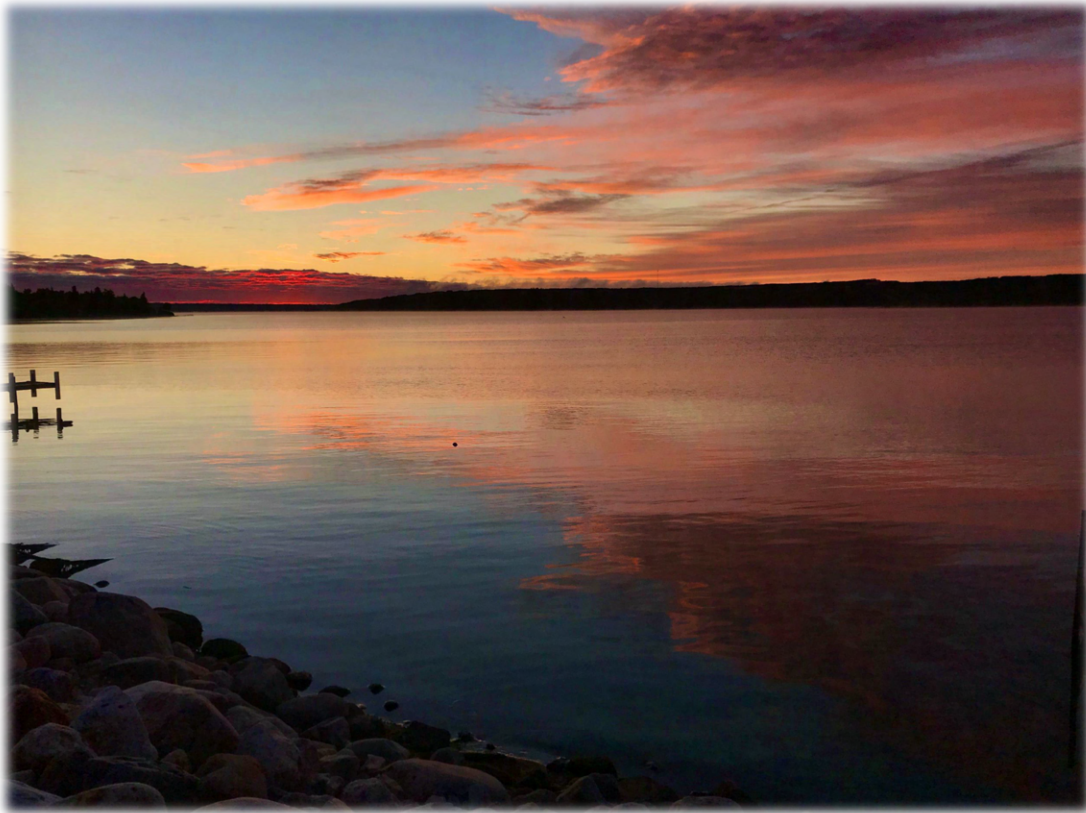


Photo Credit: Jacquie Kerr

Official Community Plan

Bylaw No. 21-2025

2025

Resort Village of Pasqua Lake

Bylaw No. 21-2025

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 Pasqua Lake hereby adopts Schedule A, known as the Official Community Plan, which is attached to, and forms part of, this bylaw.
2. Bylaw No. 13-07, known as the Official Community Plan of the Rural Municipality of North Qu'Appelle No. 187 and all schedules and amendments thereto are hereby repealed.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 xx day of xxxx, 20xx.

Read a second time this xx day of xxxx, 20xx.

Read a third time and passed this xx day of xxxx, 20xx.

CERTIFIED a true copy of Bylaw No. 21-2025.

Adopted by Resolution of Council on the

xx day of xxxx, 20xx.

MAYOR

SEAL

ADMINISTRATOR

Schedule A

Resort Village of Pasqua Lake

Official Community Plan

Bylaw No. 21-2025

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1 INTRODUCTION

1.1 ENABLING LEGISLATION

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

1.2 LAND USE PLANNING AND PLANNING BYLAWS

The purpose of the OCP is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development within the Resort Village. 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 municipality 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 APPLICABLE LANDS

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

2 MUNICIPAL GOALS AND PLANNING CONTEXT

2.1 LOCATION

The Resort Village is a small lakeshore community in the Calling Lakes area of the Qu'Appelle River Valley. The Resort Village covers a land area of approximately 64 hectares (158.15 acres) along the north shore of Pasqua Lake, and is home (or home-away-from-home) to 213 residents/people.

Located in a beautiful valley, 80 kilometres (1-hour drive) from Regina, 15 kilometres (15-20 minutes) from Fort Qu'Appelle, and 130 kilometres (1 hour and 30 minutes) from Yorkton, the Resort Village is ideally located for convenient access to employment opportunities, health and medical care, community and business services, and innumerable outdoor recreation areas.

The Resort Village is located on Treaty Four Territory, traditional lands of the Nêhiyawak (Cree), Nahkawé (Saulteaux), Nakota, Dakota, and Lakota Nations, and homeland of the Métis.

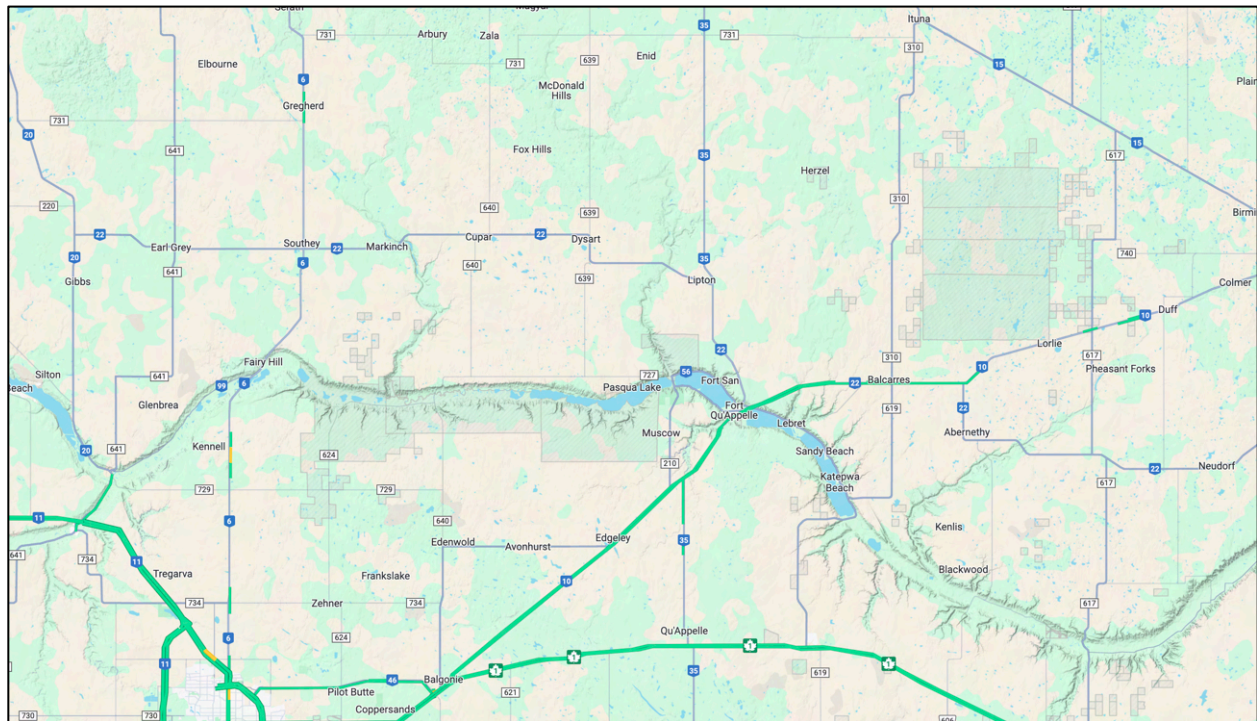


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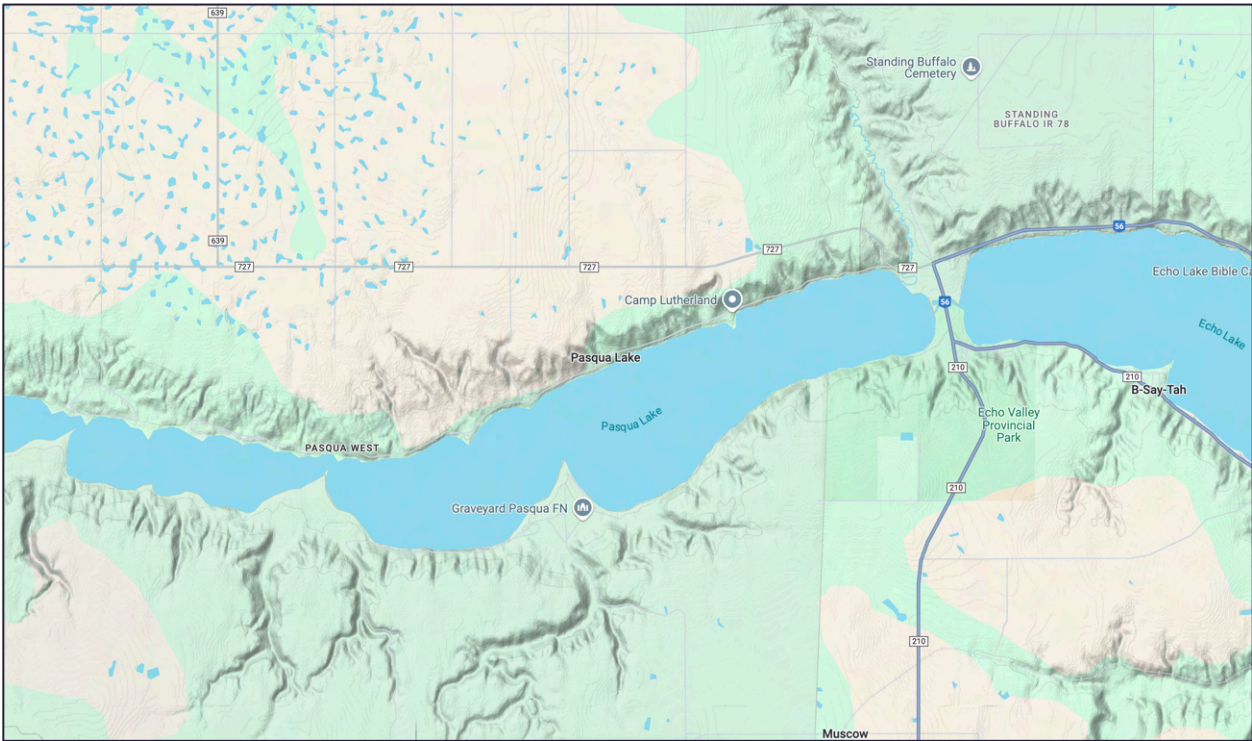


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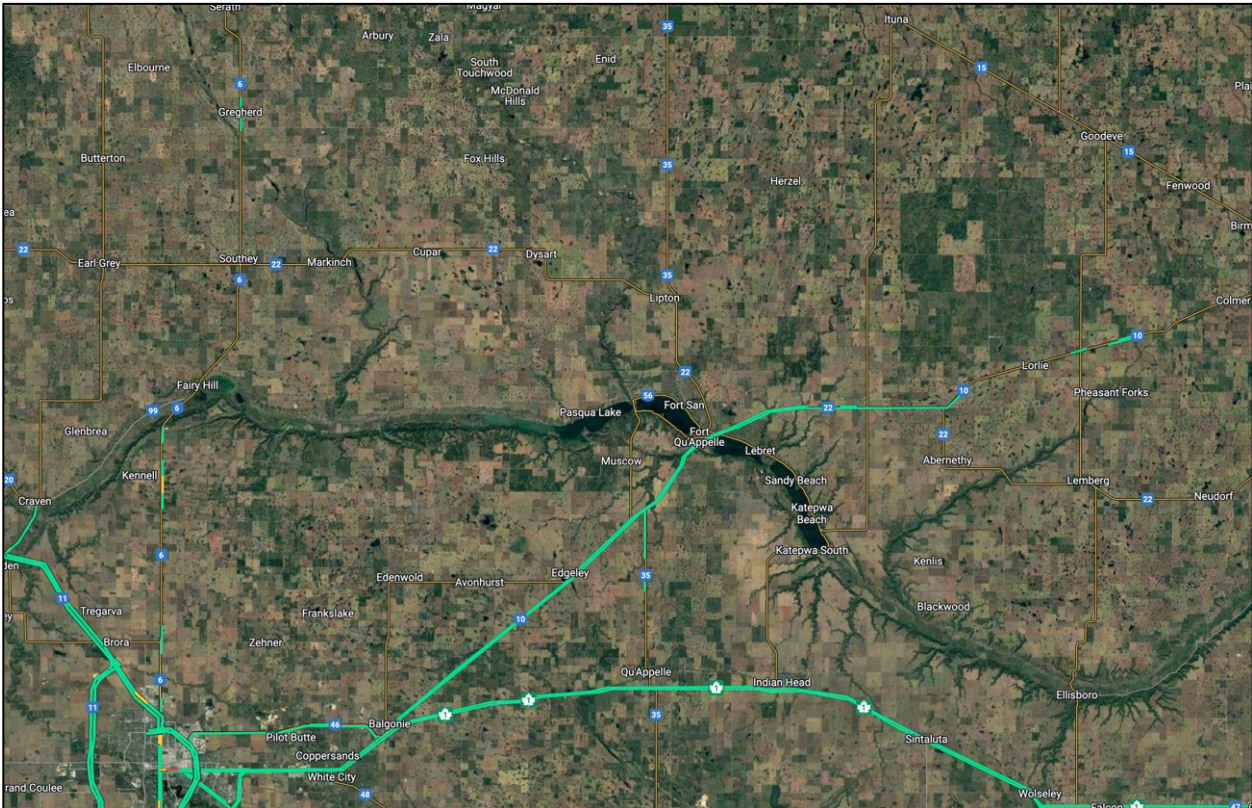


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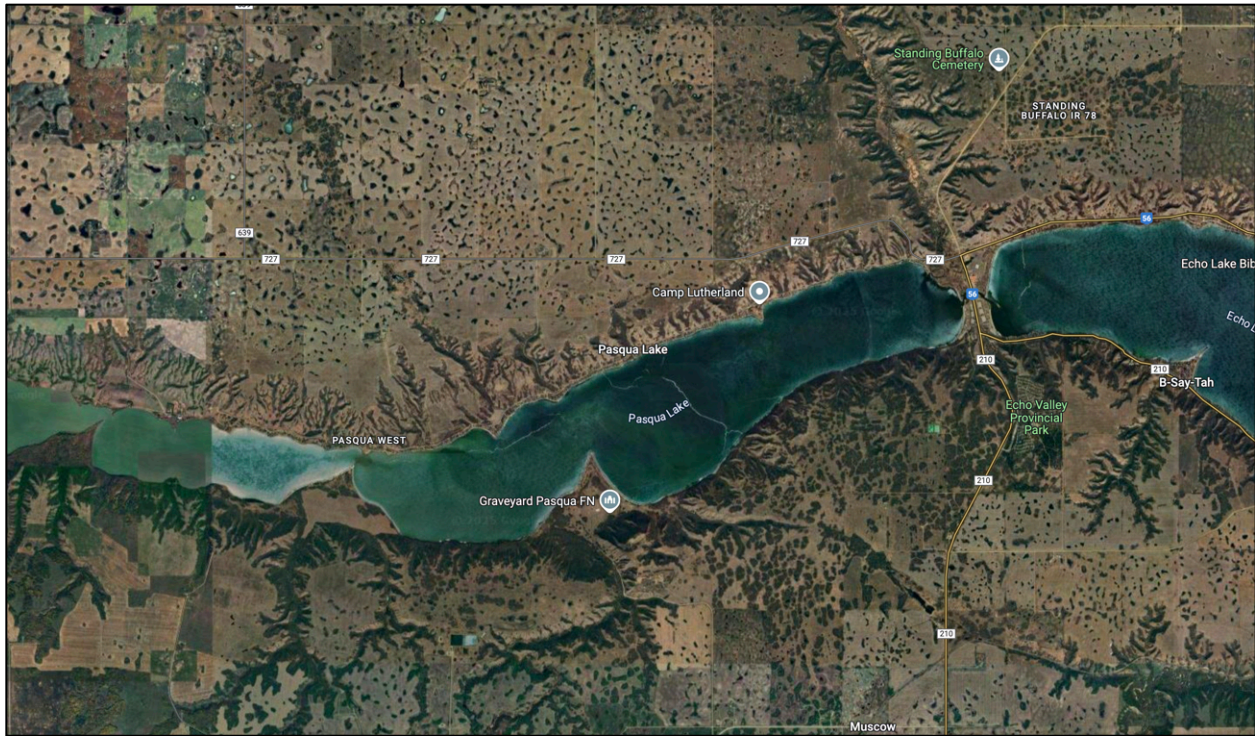


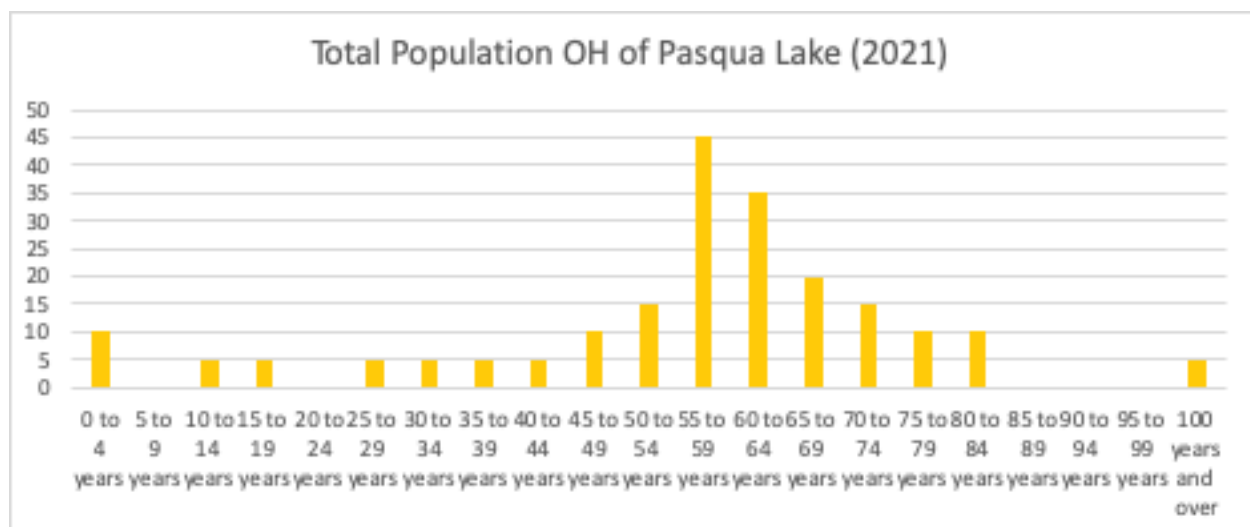
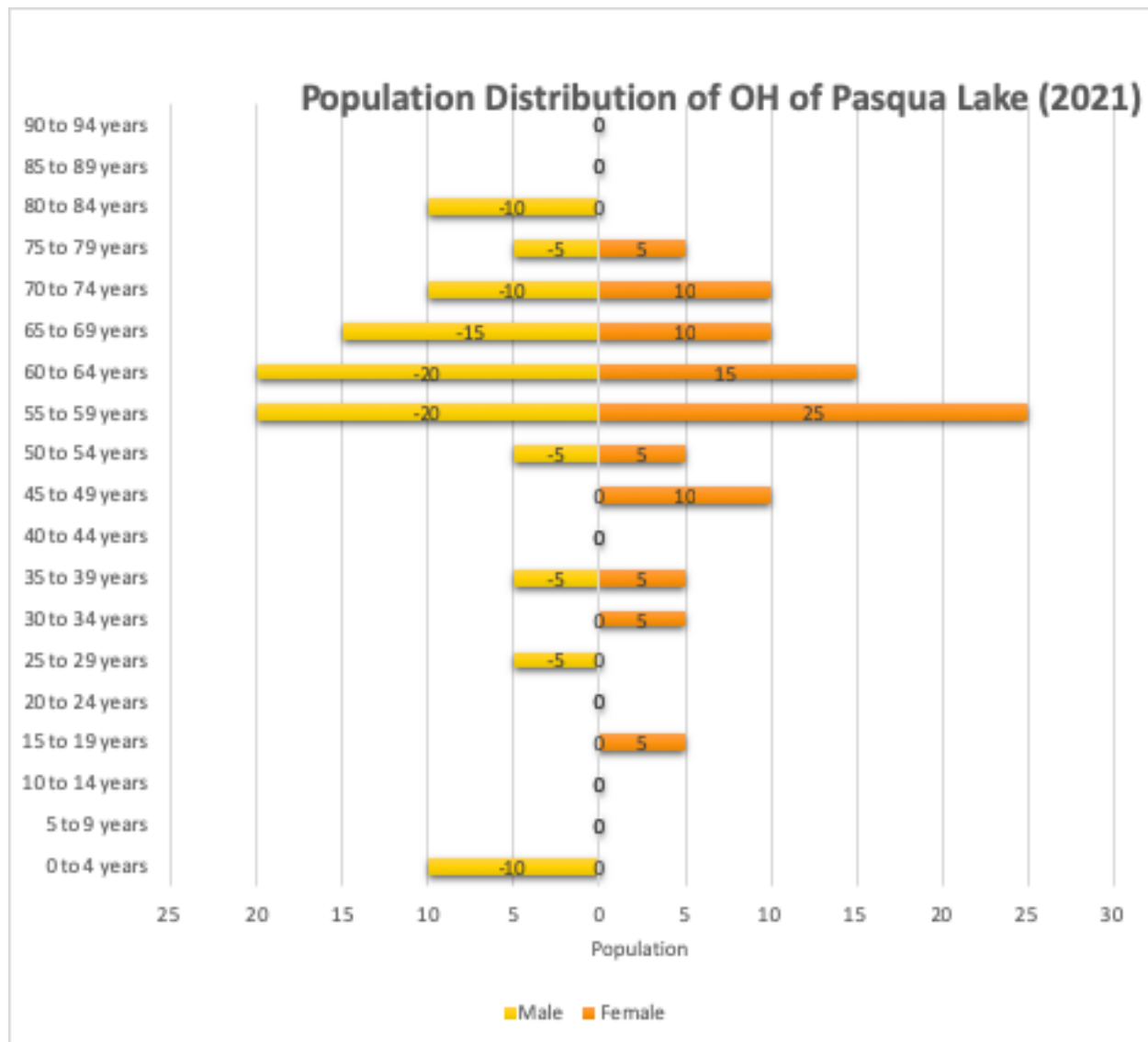
Figure 2-4

2.2 POPULATION AND DENSITY

The total population of the OH, at the time of the Census, was 213. This represents a population increase of approximately 7% from the 2011 Census, and an annual average growth rate (AAGR) of 0.7% over the same time period. This growth rate is significantly higher than the rates of growth experienced by many other small urban communities in southern Saskatchewan.

The average age of residents at the time of the Census was 55 years and the median age was 59.6. The graphs in Figures xx and xx show a relatively uneven distribution amongst the age and sex groups, with a much higher population of residents in the 55 plus age range.

The total land area of the Resort Village is approximately 0.64 square kilometres (158 acres), which provides a population density of 334.2 people per square kilometre. For comparison, the population density of the RM of North Qu'Appelle No. 187 surrounding the Resort Village, was 1.9 people per square kilometre at the time of the 2021 Census. Population density and density of development, can be an important factor when considering bylaw enforcement, emergency response measures, transportation corridors, and the provision of other municipal services.



2.3 COMMUNITY GOALS

2.3.1 HIGH QUALITY OF LIFE

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

2.3.2 SERVICING CAPACITY

The growth, sustainability, and future success of the community is directly related to the effective management of the Resort Village's public works and infrastructure. The Resort Village will 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.

2.3.3 CULTURE AND HERITAGE

The Resort Village will continue to promote and preserve the history, heritage, and culture of the region for the use, enjoyment, and education of future generations.

2.3.4 ENVIRONMENTAL STEWARDSHIP

The Resort Village recognizes and values its natural physical assets. Council will encourage environmentally responsible development practices, which minimize adverse impacts on environmental features and areas of critical habitat.

2.3.5 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.

2.3.6 PUBLIC SAFETY

The safety and security of the Resort Village residents and their properties is a priority. The development of land adjacent to Pasqua Lake, which may be subject to flooding, land on unstable slopes, or is otherwise potentially hazardous will be avoided.

Current regulations and guidelines 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.

2.3.7 TRANSPORTATION

Municipal roads will be constructed and maintained to a standard that ensures an efficient and cost-effective transportation network and allows for the safe movement of motor vehicles, pedestrians, and active transportation.

2.3.8 INTER-JURISDICTIONAL COOPERATION

Encourage diversity and sustainability within the region by continuing to share resources, and work cooperatively with The RM of North Qu'Appelle No. 187, Standing Buffalo Dakota Nation, Pasqua First Nation, and other neighbouring communities within the Calling Lakes area. Opportunities for regional servicing will be explored when planning transportation and public utilities in order to increase long-term efficiency and connectivity.

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

3 POLICIES FOR LAND USE AND DEVELOPMENT**3.1 GENERAL DEVELOPMENT POLICIES**

- a) The Resort Village shall maintain a sustainable medium-density form and encourage the efficient use of land, infrastructure, and municipal services. New development shall be directed to areas of existing services or where the construction of new services would be convenient and cost-effective.
- b) New development shall integrate with the natural landscape, shall complement the existing design and character of the community, and shall be directed away from hazard lands and sensitive natural environments.
- c) Where required by provincial and federal building codes and legislation, public buildings and spaces shall be designed to meet the standards for universal (accessible) building design.
- d) The Resort Village will accommodate permanent and seasonal residential development and will provide the recreational and infrastructure services needed to support residents and visitors.
- e) Development proposals will be evaluated based on market demand, servicing capacity, compatibility with neighbouring land uses, and site suitability. Cumulative effects, land fragmentation, best management practices, and innovative procedures will also be considered as part development reviews.
- f) Approval-in-principle for any development application will not be common practice. Council will make informed decisions by requiring all relevant supporting information to be submitted by the developer and reviewed by the Resort Village prior to finalizing a decision.
- g) Council will require applicants to provide the Resort Village with all the information needed to assess the following applications:
- h) Amendments to the OCP;
- i) Amendments to the Zoning Bylaw;
- j) Subdivision applications; and
- k) Development permit applications.
- l) Intensive livestock operations shall not be permitted in any area of the Resort Village.

3.2 MUNICIPAL INFRASTRUCTURE**3.2.1 OBJECTIVES**

- a) Provide and maintain an adequate level of effective municipal services that are safe, economical, and meet the needs to the community.

- b) Provide and maintain and appropriate standard of roads, utilities, parks, and community facilities. Ensure new development supports the cost of new services through the use of servicing agreement and other tools authorized by the PDA.
- c) Ensure the capacity of municipal services and infrastructure meets the needs of the current population and can support projected growth.
- d) Maintain safe and efficient year-round internal transportation routes for vehicles and pedestrians.

3.2.2 POLICIES

3.2.2.1 GENERAL

- a) The Resort Village will maintain an updated asset plan or inventory of municipal services to help ensure servicing capacity meets the current and future needs of the community.
- b) Contaminated or hazardous waste must be disposed of in compliance with all provincial and municipal requirements.

3.2.2.2 ROADS AND TRANSPORTATION

- a) All development requires direct access to a developed all-weather public road.
- b) Where new transportation routes are required, roads shall be designed to accommodate emergency response vehicles and evacuation.
- c) Development proposals should consider active transportation throughout the community to encourage walking, cycling, and other methods of transportation.

3.2.2.3 DEVELOPMENT IN PROXIMITY TO HIGHWAYS AND RAILWAY OPERATIONS

- a) Development proposed in proximity to a railway shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document and the regulations in the Zoning Bylaw.
- b) Prior to issuing a decision, the Resort Village will consult with the railway company regarding development proposals in proximity to a railway.
- c) The Ministry of Highways will be consulted regarding any development proposed in proximity to a provincial highway. Development proposals adjacent to provincial highways will be referred to the Ministry of Highways and Infrastructure for review and comment.
- d) Service roads and internal subdivision roads may be required in order to reduce the number of approaches from highways and arterial roads. These access roads should be designed with the consideration for emergency service, school bus, and maintenance equipment access.

3.2.2.4 UTILITIES

- a) 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.
- b) The Resort Village may cooperate with utility providers, provincial ministries, and neighbouring municipalities to identify, and plan for, utility corridors. Land that has been identified as a utility corridor should be protected, or dedicated, during the subdivision process.

3.2.2.5 WATER AND SEWER

- a) The Resort Village shall consider the capacity of solid and liquid waste disposal systems and groundwater supply when evaluating applications for new development.
- b) The Resort Village will require all development to have adequate water supply and sewage disposal systems. Water supply and sewage disposal systems must meet the requirements of the Resort Village, 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.
- c) Where a development requires the installation of new stormwater management systems, they shall be designed by a professional engineer and shall adhere to appropriate engineering standards.

3.2.2.6 PUBLIC HEALTH AND SAFETY

- a) 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.
- b) Council will 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, distribution lines, and other infrastructure 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 LAND MANAGEMENT AND ENVIRONMENTAL PROTECTION

3.3.1 OBJECTIVES

- a) Identify or acknowledge areas that are potentially hazardous, or where special land considerations exist, and manage development in these areas safely and responsibly. 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. Ensure the waterways and groundwater sources remain free of contamination and pollution.
- c) Cooperate with municipal, provincial and federal governments, environmental organizations, and property owners to promote the safe and environmentally responsible use of land.
- d) Support initiatives that increase awareness and public involvement in environmental management and conservation.
- e) Ensure all relevant environmental information is provided as part of development applications.

3.3.2 POLICIES

3.3.2.1 ENVIRONMENTAL AND ECOLOGICAL CONSERVATION

- a) Areas of ecological value shall be conserved and protected by minimizing or prohibiting the filling or development of wetlands, riparian areas, undisturbed native prairie, regional features, and areas of wildlife habitat and ecological lands as defined by *The Wildlife Habitat Protection Act* (WHPA), or Regulations made thereto.
- b) Development proposals that are in contravention of the provincial or federal legislation or would otherwise result in harm to wildlife species or their habitats will be refused.
- c) Council will work with the provincial government to protect environmentally sensitive lands, significant natural features, critical wildlife habitat, conservation easements and wildlife corridors, 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.
- d) During the subdivision process, and in consultation with the appropriate federal or provincial agents, Council may recommend areas of wetlands, shorelands, or other sensitive environments as environmental reserve.
- e) Development proposals which include, or could impact environmentally sensitive land, critical habitat, or other significant environmental features, shall integrate natural open space and habitat corridors.

- f) To the extent possible, and with the exception of passive recreation, developments should not include environmentally sensitive land, critical habitat, or landscape features, which are significant to the region.
- g) 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, shall be refused.

3.3.2.2 FLOODING, SLUMPING, AND SLOPE INSTABILITY

- 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) Hazard lands are identified on the Zoning District Map as being within the Flood Hazard Area or Potential Environmentally Sensitive/Potentially Hazardous. For the purpose of this bylaw, these areas may also be referred to as land below the Estimated Peak Water Level of the 1:200-year flood event. Land that is in proximity to water bodies or water or on slopes are also considered potentially hazardous. 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 shall be attached as a condition of development permit approval.
- d) The Resort Village will prohibit the development of new buildings and additions to buildings located within the floodway of the Estimated Peak Water Level of the 1:200-year flood event.
- 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 1:200 Estimated Peak Water Level of any watercourse or water in the flood fringe.
- f) With the exception of provincial and municipal operations, the portions of Pasqua Lake, Jumping Deer Creek, and its tributaries that are within Resort Village boundaries shall not be altered or impacted. Proposals for new development on lands adjacent to water bodies and watercourses shall be referred to the Water Security Agency, the Saskatchewan Ministry of Environment, and/or the Saskatchewan Heritage Conservation Branch for review. Provincial requirements and regulations shall guide Council's decision.

- g) New development shall be directed to areas of the Resort Village where the potential for slope instability is minimal and where impacts can be suitably mitigated. New development shall not be permitted on any potentially unstable slope area without the required professional site assessment and the incorporation of the recommended mitigation measures specific to the site.

3.3.2.3 SURFACE 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. Development applications that could impact surface or groundwater will be referred to the applicable provincial 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 the developer to provide 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.

3.3.2.4 DRAINAGE

- a) Adequate drainage of surface water is required throughout the Resort Village. Site shall be properly graded to ensure suitable drainage.
- b) A professional drainage and grading plan may be required as part of development applications to ensure adequate drainage of the development site. Drainage designs shall also protect neighbouring sites and infrastructure from potential adverse effects of runoff.

3.3.2.5 VEGETATION

- 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 a landscaping plan to be included as part of a development proposal application.
- c) The protection of mature trees will be encouraged to maintain the character of the community and air quality.
- d) The planting of native, non-invasive, resilient species of trees and vegetation will be encouraged to minimize the need for irrigation.

3.3.2.6 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. Green space, or separation distances, may be used to separate buildings from trees and vegetation when necessary;
- ii. Municipal roads shall be appropriately designed in order to provide adequate emergency vehicle access and egress.

3.4 RESIDENTIAL DEVELOPMENT

3.4.1 OBJECTIVES

- a) Support the population of permanent and seasonal residents and maintain the established density of residential development.
- b) Ensure all residences are located on safe, stable building sites.
- c) Ensure residential sites have adequate access and suitable services.

3.4.2 POLICIES

- a) Single-detached dwellings will be the primary form of residential development. Two-storey residences and two-storey accessory buildings will only be considered where existing sight lines can be maintained.
- b) Sight lines, natural beauty, and important environmental areas should be preserved to enhance the aesthetic quality of the neighbourhood.
- c) Coordinate with the RM of North Qu'Appelle No. 187 and other neighbouring jurisdictions and communities to better assess and address residential needs in the region.
- d) 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. Encourage energy and water-efficient building design and construction.
- e) Home offices will be supported in all residential districts. Home-based businesses will be accommodated provided they meet the standards and criteria listed in the Zoning Bylaw and are clearly secondary and incidental to the principal residential use.
- f) New residential areas shall be developed to integrate with existing development in a manner that facilitates efficient servicing and linkage to the community to encourage an equitable quality of life for all residents.

3.5 ECONOMIC DEVELOPMENT

3.5.1 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 businesses occur in a manner that minimizes negative impacts on the environment, cultural 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 and demand.

3.5.2 POLICIES

3.5.2.1 GENERAL

- a) All new business development shall have adequate services, including safe access and utilities that meet municipal standards. Council will consider new proposals to locate in areas of existing infrastructure. Businesses with high volumes of expected traffic, or which require the use of heavy vehicles, may be required to locate in proximity to arterial roads.
- b) The development or redevelopment of vacant sites for commercial businesses and temporary outdoor uses such as farmers' markets, events, etc. will be considered.
- c) Consider development proposals for small-scale pedestrian-oriented commercial developments that cater to the residents of the Resort Village.

3.6 HERITAGE, TOURISM, AND RECREATION

3.6.1 OBJECTIVES

- a) Identify areas suitable for the development of tourism and recreational uses and protect areas and sites of cultural and heritage significance.
- b) Provide opportunities for tourism, recreation, and cultural events and activities for local residents and visitors.
- c) Coordinate with neighbouring communities to ensure the Resort Village's public and recreational facilities meet the needs of the residents of the Resort Village and surrounding region.
- d) Protect heritage resources by ensuring the appropriate site assessments are conducted prior to developing land with the potential for heritage value.

3.6.2 POLICIES

3.6.2.1 HERITAGE AND CULTURALLY SENSITIVE AREAS

- a) Development proposals that recognize and promote culture and tradition will be encouraged. The Resort Village will support community organizations and events that promote and celebrate the community's heritage and culture.

- b) Development proposals and applications to amend this OCP or the Zoning Bylaw may be referred to the provincial ministry that administers *The Heritage Property Act* for review and comment prior to finalizing a decision.
- c) The Resort Village will work with the ministry that administers *The Heritage Property Act* to protect significant cultural and heritage resources and to ensure compliance with legislation. Where the potential to impact cultural or heritage 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) All developers will be referred to the “Developers’ Online Screening Tool” for heritage sensitivity (or a subsequent tool provided by the Province) and the online Saskatchewan Registry of Heritage Properties, both administered by the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport, to assess the need for further analysis.
- e) In addition to any other lands identified by the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport as having heritage sensitivity, areas of flat land within the Resort Village and land within the floodplain will be considered as having high heritage sensitivity.
- f) 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 a Municipal Heritage Property.
- g) 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.
- h) The Resort Village may establish an inventory of their cultural and heritage resources. The inventory would contain a list and description of the places, organizations, events, facilities, local customs, and traditions that contribute to the community or region’s identity and way of life.
- i) The Resort Village may consider the development of a Municipal Culture Plan that identifies the cultural and heritage resources within the Resort Village and considers how these resources can be used to support their goals.

3.6.2.2 TOURISM AND RECREATION

- a) Proposals for new recreational facilities and tourist destinations will be assessed based on physical access, available services, separation from incompatible land uses, existing and future resource development, and other factors that may render the development unsuitable for the area.
- b) The development of public open space, recreational facilities and tourism will be promoted where natural environmental features, heritage or, cultural resources provide recreational and tourism opportunities.

- c) Tourist accommodations, such as bed-and-breakfasts, and short-term rentals, which are ancillary to a residential use, are considered acceptable secondary uses.
- d) Local events and community activities that support and enhance the tourism industry, particularly those which promote the region's unique heritage will be supported and encouraged.

3.7 FUTURE URBAN DEVELOPMENT

3.7.1 OBJECTIVES

- a) Manage the use, development, and future subdivision of land to promote planned, orderly growth and prevent land use conflicts.
- b) Ensure future urban land requirements are not restricted by ad-hoc development or incompatible uses.

3.7.2 POLICIES

- a) Council will consider the following factors when evaluating an application to rezone, subdivide, and/ or develop land zoned Future Urban Development District:
 - i. Conformity to this OCP;
 - ii. Compatibility with planned or existing uses on adjacent land;
 - iii. Provision of dedicated lands, if applicable;
 - iv. The need for the proposed use;
 - v. Adequate provision and timing of municipal services and infrastructure; and
 - vi. The completion of a servicing or development levy agreement to address services.
- b) In order to minimize conflicts with future urban requirements, Council will work with the RM of North Qu'Appelle No. 187 to establish procedures for reviewing and commenting on developments proposed within 1.5 kilometres (0.93 miles) of the Resort Village boundaries.

4 FIRST NATIONS AND MÉTIS ENGAGEMENT, AND INTER-MUNICIPAL COOPERATION

4.1 OBJECTIVES

- a) Establish a process for engaging and consulting with 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) 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, First Nation Reserve land, or other lands for traditional uses.
- b) Consultation shall involve information letters, phone calls, meetings, or other forms of engagement. The level of consultation will depend on the potential for impact.
- c) 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.
- d) Where appropriate, and mutually beneficial, Council will endeavour to resolve land use issues and cooperate on joint service programs to achieve shared goals of the Resort Village and the Band.
- e) Where there is a common interest, Council will encourage engagement and communication with local First Nations on local and regional planning initiatives

4.2.2 INTER-JURISDICTIONAL COOPERATION

- a) The Resort Village will work with neighbouring municipalities to provide efficient and cost-effective infrastructure and service delivery. The Resort Village will also explore opportunities to develop joint service programs where such arrangements will be of benefit to the municipalities and community.

- b) To coordinate planning and growth with other jurisdictions, the Resort Village will consult with provincial and federal government agencies and other communities and organizations regarding land use and community development.
- c) The Resort Village will engage adjacent municipalities and neighbouring First Nations communities to ensure the regional community grows and advances in the most progressive way possible.
- d) Council shall cooperate with the provincial authorities and other communities in the region to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the Resort Village.

5 PLANNING TOOLS AND IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the primary means of implementing the policies identified in this OCP. The purposes of this Zoning Bylaw are to control the use of land to provide for the amenity of the area within the council's jurisdiction, and for the health, safety, and general welfare of the inhabitants of the Resort Village.

5.2 AMENDMENTS TO THE PLANNING BYLAWS

- a) Amendments to the OCP and/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 objectives 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 and change in land use on the existing and planned neighbouring lands and the cost and availability of services.
- d) Council shall endeavour to conduct regular comprehensive reviews of this OCP, to ensure the objectives and policies remain relevant and are aligned with the community's current goals.
[June](#)
- e) Because much of the land within the Resort Village is considered to be heritage-sensitive, proposed bylaw amendments may require consultation with the Heritage Conservation Branch of the Ministry of Parks, Culture, and Sport.

5.3 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.

- ⌚) Where a new subdivision or development requires the installation of new services such as roads, sewage disposal, and water supply, Council may require services to be installed prior to issuing ~~building permits~~.
- ⌚) Where appropriate, land in proximity to Resort Village boundaries, may be subject to inter-municipal servicing agreements. Where it is appropriate, the affected municipalities will endeavour to enter into agreements respecting municipal services 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 may also address potential future boundary alterations.

5.4 DEDICATED LANDS

- a) Subject to the approval of the subdivision approving authority, money in lieu of municipal reserve land will be preferred unless there is clear need for a public park or public open space.
- b) Dedicated lands, including municipal reserve, public reserve, and environmental reserve shall be left in their natural state as much as is practical to protect wildlife, flora, habitat, slope stability, and historical features. Dedicated shall only be used in accordance with the PDA and *The Dedicated Lands Regulations*.
- c) Where a proposed subdivision involves land that is environmentally sensitive or undevelopable as a result of flooding or slope instability, Council will recommend this land to be dedicated as environmental reserve.
- d) 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 urban areas where the development will serve the residents of the Resort Village.
- e) 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 regional school division to ensure the creation of a site suitable for that purpose, and amend the bylaws accordingly.
 - iii. If the need for a 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 Resort Village or region, and dedicated lands will be used for school purposes, the Resort Village will consult with the Ministry of Education and the regional school division early in the process to identify a suitable location.

5.5 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.

5.6 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 Resort Village as a whole; and
 - iv. The contract zoning agreement shall not undermine the intent of this OCP or any affected legislation.

5.7 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. 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.

5.8 PROVINCIAL LAND USE POLICIES

- a) This OCP 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.

5.9 BYLAW MAPS

5.9.1 FUTURE LAND USE MAP

The Future Land Use Map provides guidance for decision-making by identifying policy areas and designating potential locations for future development

5.9.2 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.

5.9.3 OPPORTUNITIES AND CONSTRAINTS MAP

The Opportunities and Constraints Map, attached to and forming part of the Zoning Bylaw, identifies the general locations of heritage and environmentally sensitive lands within the Resort Village. This map is to be used as a guide, as it shows the general areas of sensitivity based on data obtain at the time of adopting the bylaws. Developers are responsible for obtaining additional information in the way of professional studies or site assessments in order to determine specific site information.

5.10 ADMINISTRATION

- a) This OCP is binding upon Council and all development within the incorporated limits of 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 Plan as a whole, or any other part, section or provision of this Plan.

5.11 DEFINITIONS

The definitions contained in the Zoning Bylaw shall apply to this OCP.