



Official Community Plan

BYLAW NO. 21/2013

The Resort Village of
Glen Harbour, Saskatchewan

May 2013

TABLE OF CONTENTS

SECTION 1: INTRODUCTION	4
Authority and Mandate	4
Regional Context.....	4
Figure 1Resort Village of Glen Harbour - Last Mountain Lake Region	5
Figure 2Resort Village of Glen Harbour, Municipal Boundaries.....	6
SECTION 2: COMMUNITY GOALS.....	7
SECTION 3: GENERAL LAND USE POLICIES.....	8
Safety and Health Policies	9
Social Policies.....	Error! Bookmark not defined.
Environmental and Sustainable Policies.....	9
SECTION 4: RESIDENTIAL DEVELOPMENT	11
Residential Objectives	11
Residential Policies	11
Implementation	12
SECTION 5: RECREATIONAL DEVELOPMENT.....	13
Recreational Objectives.....	13
Recreational Policies.....	13
Municipal and Environmental Reserve.....	14
Implementation	15
SECTION 6: INFRASTRUCTURE AND PUBLIC SERVICE LANDS.....	16
Public Service Objectives	16
Infrastructure and Public Works Policies.....	16
Streets, Roadways and Access.....	17
Implementation	18
SECTION 7: NATURAL ENVIRONMENT HAZARDOUS CONDITIONS	19
Natural Hazards Policies	19
Flood Hazard Lands.....	19
Unstable Slope Areas.....	20
Lakeshore Management Areas.....	21
Wildfire Hazard Areas.....	21
SECTION 8: FUTURE URBAN DEVELOPMENT	22

8.1 Implementation	22
8.2 Boundary Alteration/Annexation	22
8.3 Inter-Municipal Cooperation	23
SECTION 9: IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN	24
9.1 The Future Land Use Concept Plan.....	24
9.2 Bylaw Implementation.....	24
9.3 Action Plans	25
9.4 Definitions.....	25
9.5 Zoning Bylaw.....	25
9.6 Contract Zoning	26
9.7 Concept Plans	26
9.8 Special Studies	27
9.9 Public Works	27
9.10 Development Levies and Agreements.....	27
9.11 Servicing Agreements	28
9.12 Subdivision Process.....	29
9.13 Review and Amendment	29
SECTION 10: REPEAL AND EFFECTIVE DATE OF BYLAW.....	30
APPENDIX “A”: FUTURE LAND USE MAP	31
APPENDIX C: ACTION PLANS FOR THE RESORT VILLAGE OF GLEN HARBOUR	34
APPENDIX D: PUBLIC CONSULTATION FINDINGS	38

SECTION 1: INTRODUCTION

Authority and Mandate

The Planning and Development Act, 2007 provides the authority for Council to adopt an Official Community Plan (OCP). The Official Community Plan is intended to provide direction for future growth reflecting how the local residents envisage the Community evolving over the next ten to twenty years.

Information gathered from the community set the goals and objectives for not only future growth, but more importantly, the areas where improvements would enrich the quality of life in the Resort Village of Glen Harbour. In general, it is the intentions of the community to incorporate a general policy of "managed growth".

This Plan shall be reviewed regularly so that it will facilitate the development and ongoing sustainability of the community. The Resort Village intentions for the future use of land is shown on the "Future Land Use Concept Plan" (Appendix "A"), which is attached to and forms part of this Bylaw.

Regional Context

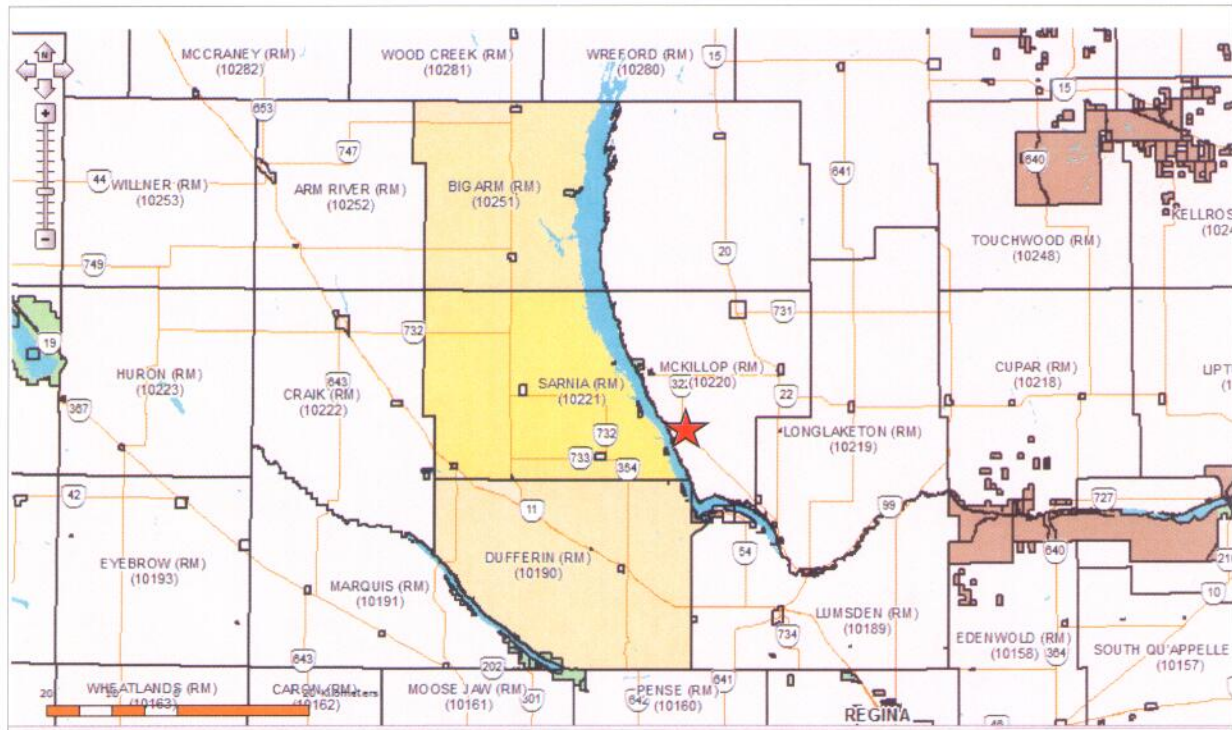
The Resort Village of Glen Harbour is a small, lakeside resort located within the Rural Municipal of McKillop and situated on the eastern side of Last Mountain Lake in south central Saskatchewan. The majority of residents of Glen Harbour are seasonal; however, a small and growing permanent population base is developing.

Access to the Resort Village is from the Provincial Highway No. 322, through the Rural Municipality of McKillop No.220.

The RV of Glen Harbour has an approximate area of 0.14 acres (.34km²) and is bounded on the east by an RM of McKillop and Last Mountain Lake on the south.

Current development consists of a linear strip of lakeshore properties on the western limit and a central core of residences nestled in a hill setting, lakeshore properties, a series of streets and bays with an extensive public beach area and a marsh area.

Figure 1 Resort Village of Glen Harbour - Last Mountain Lake Region

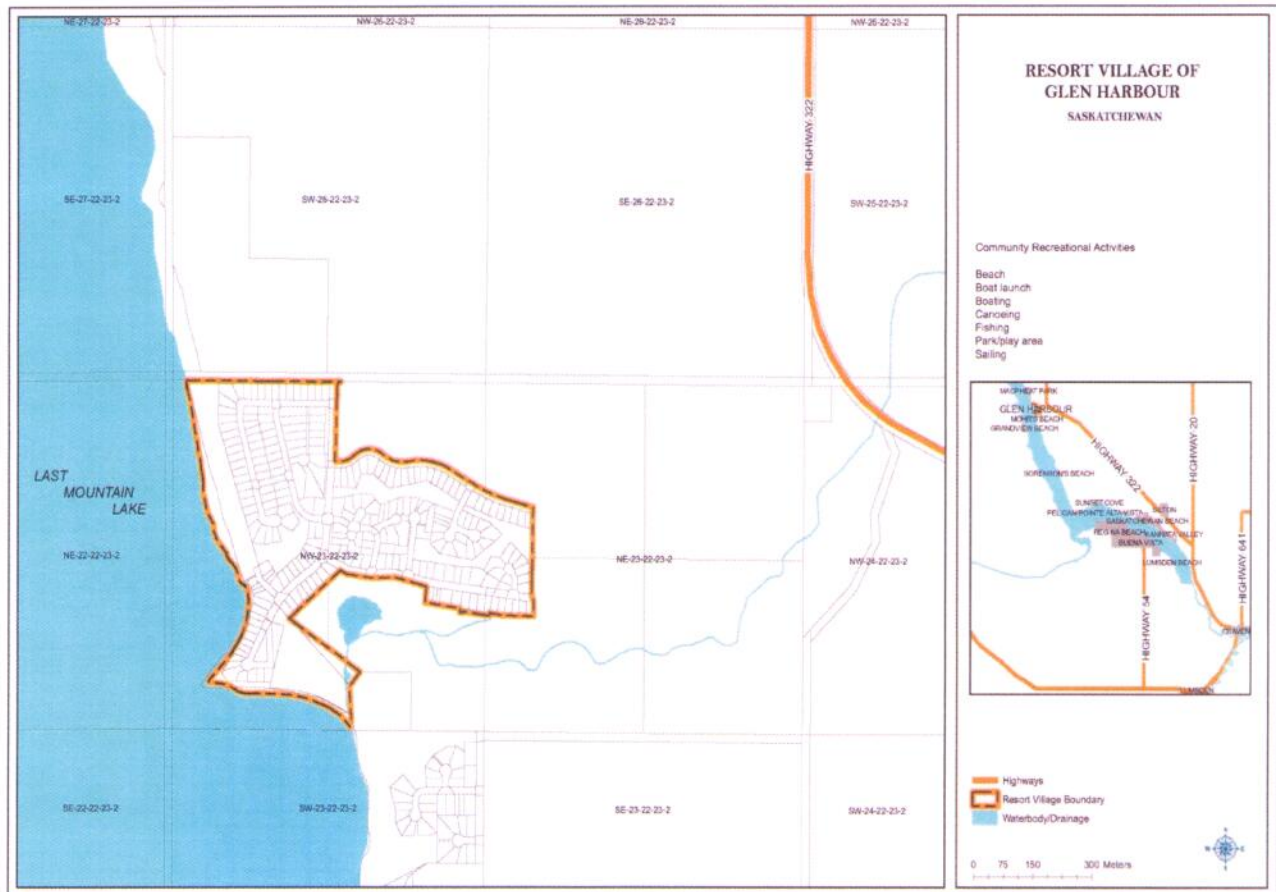


Source: SAMA View Saskatchewan



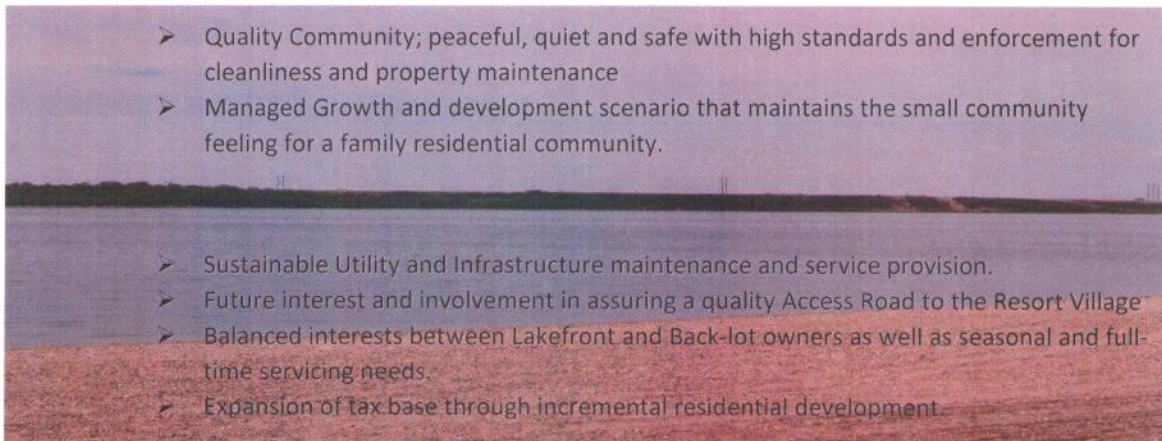
Resort Village of Glen Harbour, Last Mountain Lake

Figure 2 Resort Village of Glen Harbour, Municipal Boundaries



SECTION 2: COMMUNITY GOALS

Glen Harbour residents, based on the findings of the Survey conducted in the summer of 2012, acknowledge the importance of developing, and upgrading their community as it grows. Decisions made in relation to future development and management of land use within the Resort Village shall reflect their Community's values. The beauty of the natural landscape and the aesthetics and tidiness of the built-up environment must be complemented to preserve and protect the natural assets of the setting. Growth and development shall be undertaken with careful planning, be implemented under a "growth management" scenario and be guided by sustainable development principles. Glen Harbour seasonal and full-time residents believe they have an exceptional quality of life and seek to retain and improve their community through the following goals:



Vision Statement

Respectful of our environment, our neighbors and our community.

Environment = the environment, sustainable development, Nature, the Last Mountain Lake eco-system

Neighbours = bylaw enforcement, tidy and well maintained properties, quality social interaction and friendships within Glen Harbour

Community = the greater community of Last Mountain Lake, RM of McKillop and the other resort villages

and small urban municipalities

SECTION 3: GENERAL LAND USE POLICIES

.1 The Resort Village will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Resort Village

.2 Glen Harbour shall have a compact form that allows for the efficient use of land, infrastructure and public facilities. The OCP will designate an adequate inventory of suitable lands to attract a diverse range of residential and recreational uses to meet anticipated long-term need.

.3 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

.4 Major deviations to the OCP design and policies shall require an amendment. The "Future Land Use Concept Plan" (Appendix A, Map 1), shows the general designation of land use, individual properties on the boundaries may be included in the land uses category depending upon individual circumstances particular to the area.

.5 In managing growth, the Resort Village will adopt a long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

.6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.

.7 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.8 Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on surface and groundwater
- b) Cost effective relative to the provision of services
- c) Sewage disposal impacts and pollution potential
- d) Provision of green space and trails
- e) Provisions for public safety
- f) Integration with natural surroundings and adjacent land uses; and
- g) Other criteria which support a sustainable community.
- h) Viable market demand for phased new development

- i) Compatibility with Municipal 5-Year Capital Works Budget
- j) Phasing of Development Compatible with Municipal Financing

.9 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

Safety and Health Policies

.10 Public safety and health requirements shall guide all development. The Resort Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

.11 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

.12 All development will adhere to Statements of Provincial Interest respecting Safe Building Elevation (SBE) of 1:500 plus 0.5 metre freeboard, and will be further amplified in the Zoning Bylaw.

.13 The Resort Village shall enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and public participation forums.



.13 Social needs should be addressed when planning the built environment to ensure residents are safe, healthy, and fulfilled. The Resort Village shall investigate the provisioning of a community meeting place for residents to provide opportunity for social interaction.

.14 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.

Environmental and Sustainable Policies

.14 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

.15 Bylaw enforcement shall not be compromised in addressing issues related to motor vehicles, all-terrain vehicles, vacant lots, and unsightly properties.

.16 The Resort Village may establish greater control over regulating or prohibiting the outdoor storage of goods, machinery, vehicles, building materials, waste material and other items.

.17 Developments shall not deplete or pollute groundwater resources within the Resort Village. Water Security Agency or qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a development on groundwater resources in order to protect aquifers and their supply.

.18 Future developments shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

.19 Agricultural holdings within the Resort Village's boundary shall be encouraged to protect the natural and economic value of their soils. Topsoil shall be retained, where possible, to provide a rich basis for site planting and landscape development.

.20 Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged

.21 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.

.22 "Heritage Resources" will be protected where possible in accordance with Heritage Branch policies and guidelines and the Statements of Provincial Interest.

SECTION 4: RESIDENTIAL DEVELOPMENT

Residential development will continue to be the predominant use of land within Glen Harbour, and will be the emphasis of new development. Most of the housing stock is single-detached with some mobile home and trailer/RV units.

Any new subdivisions must strive to integrate with existing development in a manner that facilitates connection to the community, efficient servicing, with appropriate development standards to ensure an equitable or enhanced quality of life for all residents.

Residential Objectives

- To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.
- To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- To provide a comparable level of utility and public amenity services to all residential areas.

Residential Policies

.1 A variety of housing styles and choice of lot sizes shall be encouraged to provide greater housing alternatives in the Resort Village of Glen Harbour. Larger residential lots retain the resort nature and ensure there is adequate separation distances to enable private water wells.

.2 New residential developments will be based upon appropriate planning and engineering studies to ensure proper land use design and engineering infrastructure. The development of Concept Plans for growth areas will be required.

3. Single Detached dwellings are the preferred form of housing type in the residential areas within the Resort Village. Mobile Homes/RV's Trailer Coaches are allowed in all residential zones but will be required to have permanent foundations and have service connections for water and waste water. Modular or RV home parks may be considered by Council in new areas that might be expanded north

of the existing Village, after special study and would most likely be included in a C-Contract Zone agreement. Accessory buildings (i.e. garages, sheds etc.) shall only be permitted after the principle residence has been constructed.

.4 In areas where land is re-developed or in filled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.

.5 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

.6 Residential development shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Resort Village.

.7 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential nature of the Community Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and Community Service/institutional uses compatible with the residential area.



Implementation

The Zoning Bylaw shall include the following residential zoning district:

R1 - Residential District

SECTION 5: RECREATIONAL DEVELOPMENT

Park space will be provided as required to meet public needs, by linking existing parks and natural areas to amenities and institutions, as much as possible, by greenways. There is support for improvement of the beach area fronting onto Last Mountain Lake. Recreational amenities include the beach front areas on Last Mountain Lake, park play areas and play structures.

Recreational Objectives

- To provide for effective pedestrian linkages by identifying walkways and trail corridors between open spaces, parks, and the beach areas.
- To improve beach areas through increased investment in the upgrading and maintenance of the beach areas including an improved swimming area and boat launch area.
- To ensure that new subdivisions and developments conserve significant natural areas, critical wildlife habitat, and include municipal reserve or other public lands.
- To explore the need for a greater variety of community facilities.

Recreational Policies

.1 Future recreational uses in Glen Harbour shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.



.2 The Resort Village will encourage the development of new, or the upgrading of existing recreational and/or community facilities such as the Community Centre and playground equipment located at the Beach area and in the back-of lake park areas.

.3 In new subdivisions, the provision and development of greenways will be encouraged to keep important natural

and nature-like areas generally intact. Off-road trail development shall be directed to areas away from Glen Harbour.

.4 The municipal solid waste transfer station located on the top of the hill in the RM of McKillop shall be monitored and operated for legitimate use for residents of the Resort Village. Alternative sites shall be researched for possible re-location of these activities. Access by other municipalities shall be considered only under a formal agreement and to recover costs.

.5 The potential conflict between swimming, fishing and boating at Glen Harbour has been identified. The Resort Village shall monitor and study these activities and other issues of safety and provide plans and direction as required. The objective will be to expand and enhance the current swimming area adjacent to the municipal reserve. In the short-term boating activities will generally be restricted to the current boat launch area.

Municipal and Environmental Reserve

.6 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention.

.7 In new residential development, developers will meet requirements for the dedication of municipal reserve areas space and for environmental reserve and shall be encouraged to consolidate reserve land into larger parks pedestrian linkages between these parks when possible. shall be taken to ensure proper sediment control is maintained on all reserve site to protect the lake ecosystem.



the
for park
and
Care

.8 Dedication of municipal reserve is required for subdivision; the municipality may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of public reserve and environmental reserve as needed in other areas.

Implementation

The Zoning Bylaw shall include a Community Service zoning district. **CS**



SECTION 6: INFRASTRUCTURE AND PUBLIC SERVICE LANDS

Developing and maintaining of sustainable and cost effective municipal infrastructure is a priority for the Resort Village of Glen Harbour. The Resort Village of Glen Harbour will take a proactive approach in managing their infrastructure in order to direct investment and resources.

Glen Harbour must plan to provide effective servicing to support existing and desired development if the Resort Village grows. Discussions and decisions will need to be made on the longer-term level of municipal services and infrastructure which will meet the requirements of both the full-time residents and the seasonal residents.

The road access to the Resort Village needs to be monitored and upgraded to respond to new users and new developments by ensuring convenient access to the Resort Village and public amenities. This shall be a priority item for the Resort Village of Glen Harbour.

Public Service Objectives

- To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Glen Harbour.
- To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project
- To ensure that individual water supply and individual waste management facilities are safe, reliable, efficient and do not impact others in the Community.
- To ensure adequate drainage and storm water management of all parts of the Resort Village by preserving natural holding areas or by other means as may be engineered and constructed.
- To maintain an adequate system of access and internal roads to serve the existing and future needs of the Resort Village.
- Continue to work with RM of McKillop to ensure access road is maintained in a mutually beneficial manner.

Infrastructure and Public Works Policies

.1 Strategies and standards for the orderly, efficient and economical extension of streets will require adopting and implementing an infrastructure maintenance and rehabilitation plan. This Plan will

inventory infrastructure assets and provide an upgrade and replacement schedule for the municipality's infrastructure.

.2 The Resort Village shall ensure that public works, capital and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

.3 The utilization of private water wells is expected to remain the standard and acceptable means for potable water supply in the Resort Village.

.4 The adequacy of municipal services will be monitored and upgrading or expansion of the infrastructure shall equitably meet the needs of seasonal and full-time residents. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies for new areas should they be developed.

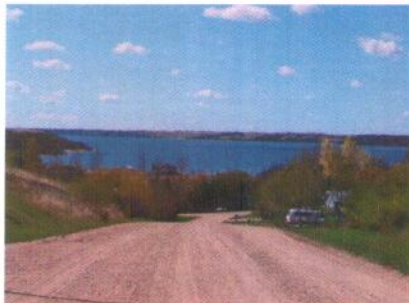
.5 Any Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Resort Village.

.6 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near the Transfer Station.

.7 The Resort Village shall continue to work with other municipalities in the district to pursue a comprehensive waste management plan for solid waste management and waste water disposal alternatives.

Streets, Roadways and Access

.8 In order to provide for efficient development and reasonable access to Glen Harbour, the Resort Village will endeavour to coordinate, in consultation with the RM of McKillop for the planning, construction, maintenance and repair, or alteration of major transportation links on the RM of McKillop grid road from the Provincial Highway into the Resort Village.



.9 The maintenance of internal roads of the Resort Village, dust control, the need for additional signage and potentially street lights within the municipal limits of Glen Harbour shall be monitored and improved by the Resort Village.

.10The planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development. The Resort Village may develop a municipal landscape plan for the entrance to the Village and for all Village properties.

Implementation

Public Utilities and Services shall be addressed in the Zoning Bylaw in the Community Service zoning district. **CS**