



# Official Community Plan

BYLAW NO. 21/2013

The Resort Village of  
Glen Harbour, Saskatchewan

May 2013

## TABLE OF CONTENTS

<b>SECTION 1: INTRODUCTION .....</b>	<b>4</b>
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
<b>SECTION 2: COMMUNITY GOALS.....</b>	<b>7</b>
<b>SECTION 3: GENERAL LAND USE POLICIES.....</b>	<b>8</b>
Safety and Health Policies .....	9
Social Policies .....	9
Environmental and Sustainable Policies .....	9
<b>SECTION 4: RESIDENTIAL DEVELOPMENT .....</b>	<b>11</b>
Residential Objectives .....	11
Residential Policies .....	11
Implementation.....	12
<b>SECTION 5: RECREATIONAL DEVELOPMENT.....</b>	<b>13</b>
Recreational Objectives.....	13
Recreational Policies .....	13
Municipal and Environmental Reserve .....	14
Implementation.....	15
<b>SECTION 6: INFRASTRUCTURE AND PUBLIC SERVICE LANDS.....</b>	<b>16</b>
Public Service Objectives.....	16
Infrastructure and Public Works Policies .....	16
Streets, Roadways and Access .....	17
Implementation.....	18
<b>SECTION 7: NATURAL ENVIRONMENT HAZARDOUS CONDITIONS .....</b>	<b>19</b>
Natural Hazards Policies.....	19
Flood Hazard Lands .....	19
Unstable Slope Areas.....	20
Lakeshore Management Areas.....	21
Wildfire Hazard Areas.....	21
<b>SECTION 8: FUTURE URBAN DEVELOPMENT .....</b>	<b>22</b>

8.1 Implementation.....	22
8.2 Boundary Alteration/Annexation .....	22
8.3 Inter-Municipal Cooperation.....	23
<b>SECTION 9: IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN .....</b>	<b>24</b>
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
<b>SECTION 10: REPEAL AND EFFECTIVE DATE OF BYLAW.....</b>	<b>30</b>
<b>APPENDIX “A”: FUTURE LAND USE MAP .....</b>	<b>31</b>
<b>APPENDIX C: ACTION PLANS FOR THE RESORT VILLAGE OF GLEN HARBOUR.....</b>	<b>34</b>
<b>APPENDIX D: PUBLIC CONSULTATION FINDINGS .....</b>	<b>38</b>

## 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

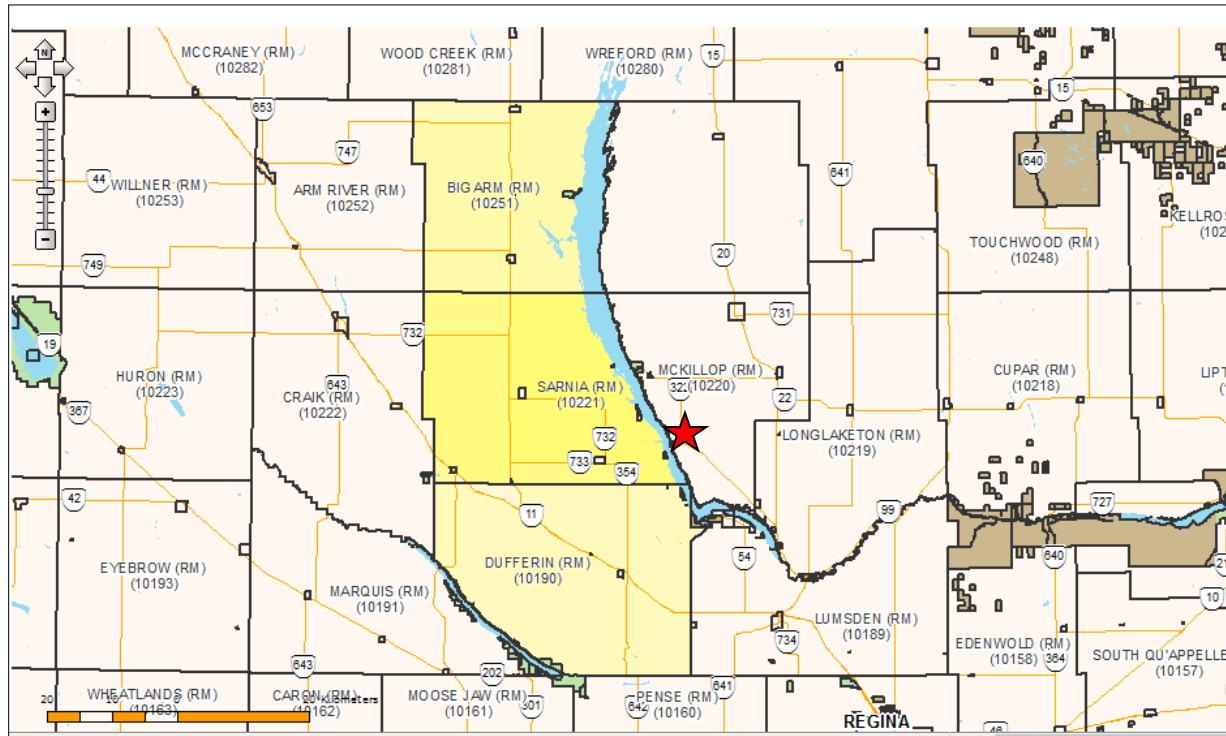
The Resort Village of Glen Harbour is a small, lakeside resort located within the Rural Municipality of McKillop and situated on the eastern side of Last Mountain Lake in south central Saskatchewan. The majority of residents of Glen Harbour are seasonal; however, a small and growing permanent population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

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

The RV of Glen Harbour has an approximate area of xxx acres (.34km<sup>2</sup>) 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**

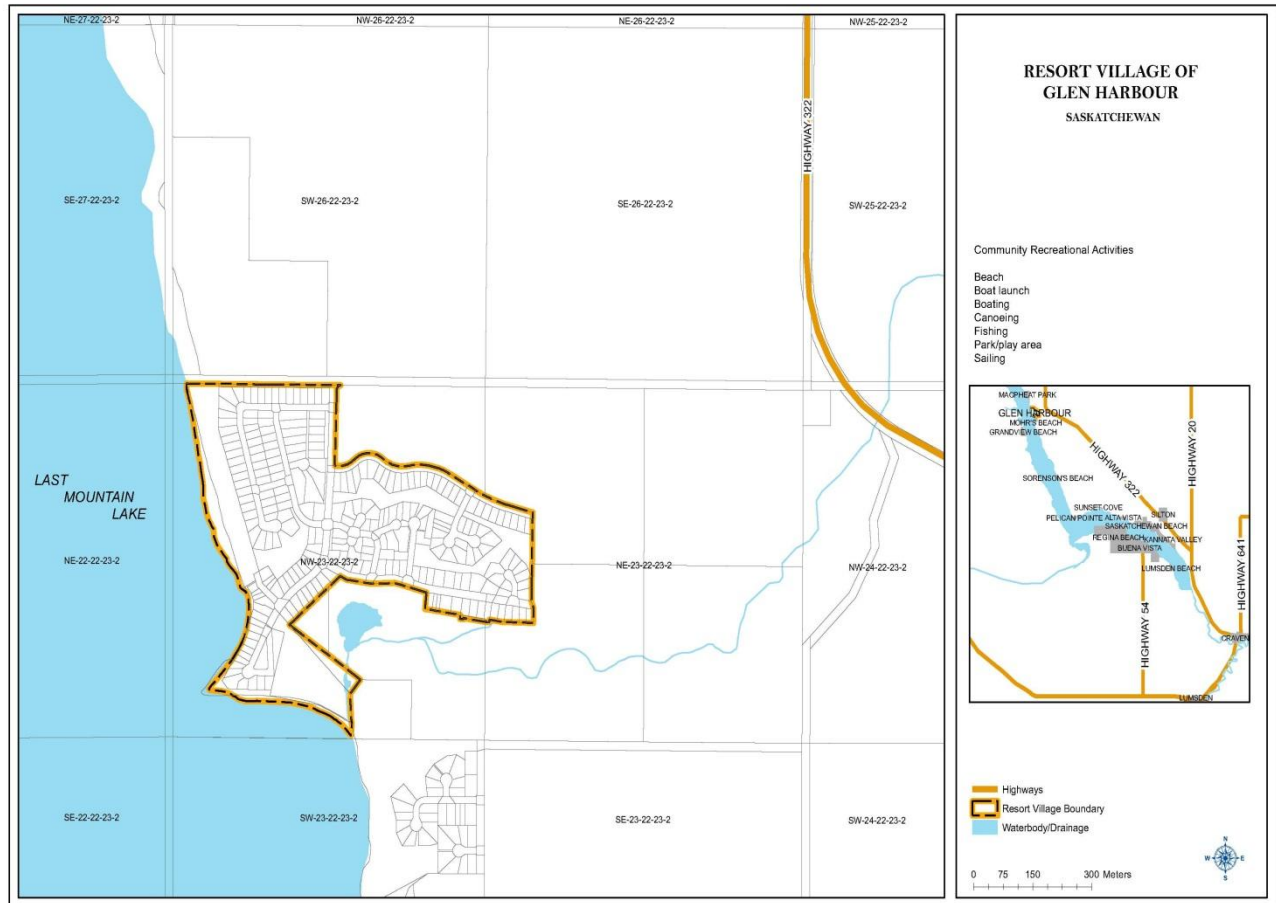


Source: SAMA View Saskatchewan



Resort Village of Glen Harbour, Last Mountain Lake

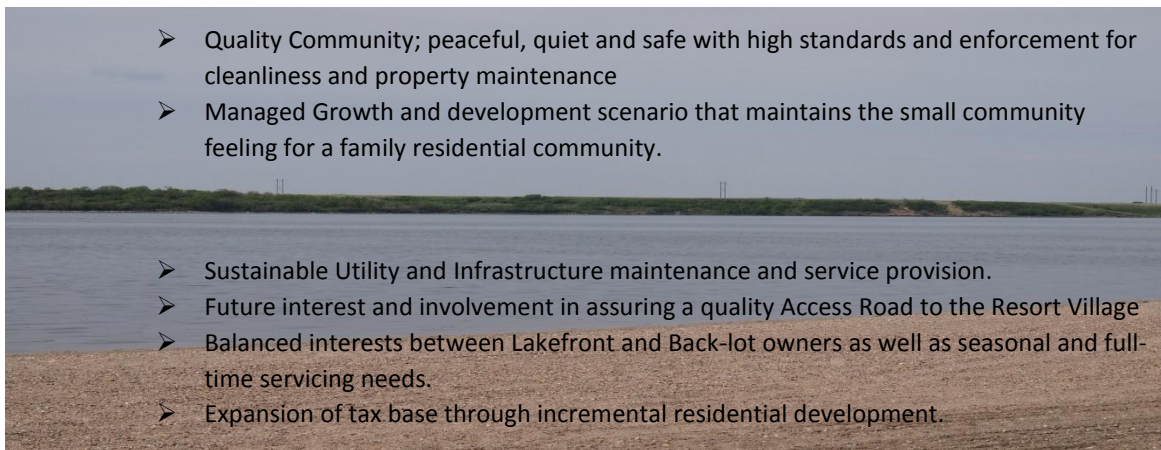
**Figure 2     Resort Village of Glen Harbour, Municipal Boundaries**





## 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 build and renew a comprehensive, integrated and 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.

### **Social Policies**

.12 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**

.15 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.

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

.17 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.

.18 Development 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.

.19 Future development 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.

.20 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.

.21 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

.22 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.

## 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**

## SECTION 7: NATURAL ENVIRONMENT HAZARDOUS CONDITIONS

### Natural Hazards Policies

.1 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.

.2 The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

.3 No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion and/or slope stability investigations to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.



.4 Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. Development standards and permitted uses in Hazard Areas, notably slope instability and flooding, will be addressed in the Zoning Bylaw through an Overlay district.

.5 Developers may be required to provide professional, certified environmental, geotechnical, 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.

.6 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

### Flood Hazard Lands

.7 No new development shall be permitted in any flood prone area unless the development is above the contour representing the 1:500 flood frequency event and/or can be properly flood-proofed and protected from wave impact and shoreline erosion. Development is prohibited within areas defined as floodways and in areas of significant wave impact, ice shove and shoreline erosion.

.8 The Water Security Agency, or any other appropriate government agencies or private sector consultants will be utilized as a source for technical advice regarding flood levels and flood proofing techniques.

.9 Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program, in cooperation with the relevant Government Agency.

.10 No alterations or additions shall be performed on existing buildings or structures contained within the Floodway or Flood fringe zones without incorporating appropriate flood proofing measures and, subject to the relevant sections of *The Planning and Development Act, 2007*, dealing with non-conformity.

.11 The Water Security Agency, or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas should be referred to Water Security Agency for review prior to approval.

**.12 The Zoning Bylaw contains additional provisions and a NH-Natural Hazard Overlay Map which may be updated from time to time to reflect current environmental considerations.**

### **Unstable Slope Areas**

.12 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.

.13 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development in and near the River where instable hazard slopes exist.

.14 The Resort Village of Glen Harbour, in addressing the hazards associated with erosion and slope instability shall:

- a) Require investigations as part of an application for subdivision and/or development;
- b) Establish the objectives of scientific and engineering investigations in relation to such applications;
- c) Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be born fairly by all parties including the proponent and/or the future owner; and



- d) Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

### **Lakeshore Management Areas**

.15 In keeping with sustainable and environmentally responsible development the Resort Village of Glen Harbour shall:

- a) Require all development adjacent to the lakeshore and the Municipal and Environmental Reserves to be reviewed by the Resort Village Council, and if required, the Water Security Agency, the Ministry of Environment and Department of Fisheries and Oceans should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat.
- b) Work with all levels of government and developers to ensure that any impacts are minimized; however at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities.
- c) Identify areas that should be set aside for retention as riparian areas to have minimal disturbance to protect fish habitat and avoid nutrients and waste entering the lake.
- d) Recommend buffering of the shoreline where possible to promote retention and stability of the shore line.
- e) Take a lead role in educating all residents and visitors of the Best Management Practices available to ensure both continue water quality on Last Mountain Lake and the importance of maintaining a balance between natural habitat and recreational use. In this regard, Council should recommend the guidelines laid out in "The Shore Primer" prepared by Fisheries and Oceans Canada (Cat No. Fs23-507/2-2008E-PDF) and The "Resort Village of Glen Harbour Brochure on Shoreline Management".
- f) When the opportunity for infill or redevelopment occurs, apply the Best Management Practices and encourage existing uses to apply these standards when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.

### **Wildfire Hazard Areas**

.16 Developments in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. The objective of the Wildfire Hazard Area is intended to help protect property from the damage of wildfires that may ignite in or around the Resort Village. This planning should be done in consultation with the regional fire departments and other agencies involved in public protection services.

## **SECTION 8: FUTURE URBAN DEVELOPMENT**

A Future Urban Development (FUD) designation identifies areas within the Resort Village limits and adjacent Rural Municipality, where the future use of land or the timing of development is uncertain due to issues of uncompleted planning and engineering studies, servicing, transitional use, or market demand. In areas where higher density residential development is not practical or desirable at the time, existing agricultural activities shall continue, until such time as the area is developed for any urban use. The Village is limited in its growth potentials due to servicing particularly with respect to wastewater. It is not envisaged to encourage expansion at this time, with consideration only to public facility use and limited commercial such as RV and storage north of the existing Village boundaries where the existing transfer station is located.

Future Urban Development Areas may include:

- Lands which are capable of being fully serviced, but for which no overall area concept plan has been approved for the general area; or
- Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

### **8.1 Implementation**

The intent of the FUD-Future Urban Development Zoning District is to allow rural areas to be annexed into the Resort Village in a logical and phased approach. This zoning designation will be applied as the interim zoning to all land incorporated into the Resort Village of Glen Harbour through boundary alteration.

### **8.2 Boundary Alteration/Annexation**

The periodic need for urban expansion through the annexation process shall be logical and consistent with the policies of this OCP and in accordance with the Future Land Use Map, and the Resort Village's Infrastructure management plan. Planning for annexation should consider a 10-20 year time horizon for land needs and shall be undertaken in a positive, orderly, timely and agreed-upon process where there

is a clear and present need. Any proposed boundary alternations will include direct consultation and discussions with the RM of McKillop.

### **8.3 Inter-Municipal Cooperation**

.1 The Resort Village of Glen Harbour has jurisdiction to manage many of the developments and behavior of its residents to protect the natural assets. The Resort Village shares Last Mountain Lake with the region and might consider more interaction and the rural municipalities with abut Last Mountain Lake.

.2 The Resort Village of Glen Harbour shall strive to cooperate with the Rural Municipality of McKillop to promote inter-municipal partnerships adjacent to the Resort Village's boundary to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Resort Village.

.3 Inter-municipal initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services shall be encouraged.

.4 The Municipalities shall cooperate to ensure that development and land use patterns which are adjacent or in proximity to resort areas that may have negative effects on future urban design and/or densities that may hinder the Resort Village's expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

## **SECTION 9: IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN**

The Official Community Plan (OCP) is the keystone of the community planning process, to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. An OCP enables a municipality to set development goals, objectives and policies which Council can use to manage, lead and foster opportunities for the community. An OCP must incorporate, as is practical, any applicable Provincial land use policies and statements of Provincial Interest.

### **9.1 The Future Land Use Map**

The Future Land Use Map (Appendix "A") identifies areas that are potentially for new development in the Resort Village of Glen Harbour with the intent of accommodating future growth. The Resort Village's intention for the future use of land is shown on the "Future Land Use Map" which is attached to and forms part of this Official Community Plan.

### **9.2 Bylaw Implementation**

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Resort Village in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Resort Village will be achieved.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Resort Village are the Zoning Bylaw and the subdivision process, including associated agreements.

### 9.3 Action Plans

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. Action Plans have are provided in Appendix “B” to provide a checklist of the key action items that will need to be completed to help the community achieve its goals outlined in the Plan.



Each action item relates to policy statements included in the Plan and Council will work to review the action items regularly to monitor progress and to determine if changes are required.

### 9.4 Definitions

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

### 9.5 Zoning Bylaw

*The Planning and Development Act, 2007*, requires the Resort Village to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Official Community Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Resort Village. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

#### **Zoning Bylaw Objectives**

- Land-use conflicts are avoided
- Future development will meet minimum standards to maintain the amenity of the Resort Village
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions
- Development does not place undue demand on the Resort Village for services, such as roads, parking, water, sewer, waste disposal, and open space; and that future land use and development are consistent with the goals and objectives of the Resort Village.

The Zoning Bylaw provides the Resort Village with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements

and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards proscribed by the Resort Village from time to time.

To ensure, that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Official Community Plan. In considering a Zoning Bylaw or an amendment, the Resort Village should refer to the policies contained in the Official Community Plan and “future Land Use Concept Plan” (Appendix “A”), to ensure that the development objectives of the Resort Village are met.

## 9.6 Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- 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;
- The 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.

## 9.7 Concept Plans

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of current and future infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems;
- Outline density of developments and proposed phasing of development; and
- Provide design features for special purposes such as landscaping, buffers, open spaces, and street layout; and

The Council shall ensure that any concept plan is consistent with the Official Community Plan.



## **9.8 Special Studies**

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the district, to identify lands affected by flooding or slope hazards, endangered species, heritage resources, potable water supply and septic management, potential for ground and surface water pollution, foundation designs, and general risk to health and the environment.

## **9.9 Public Works**

The capital works program and public improvements of the Resort Village shall be consistent with the policies set out in this Official Community Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

## **9.10 Development Levies and Agreements**

.1 Council may provide for a Development Levy Bylaw as specified in *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

.2 Council may adopt a Bylaw that specifies the circumstances when offsite levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

### **9.11 Servicing Agreements**

.1 Council may establish fees by Bylaws that would be applied in a servicing agreement at the time of subdivision in accordance with *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Resort Village and to address other concerns specific to the proposed subdivision.

.2 Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

.3 Where a subdivision of land requires the installation or improvement of municipal services such as storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and leveling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that the council may require, the developer will be required to enter into a Servicing Agreement with the Resort Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

.4 Council will cause the undertaking of studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

## 9.12 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is the approving authority for subdivisions. The Resort Village has input into the subdivision procedure at two points.

**1** First, the Resort Village provides comments on all applications for subdivision within the Resort Village. In reviewing subdivisions, the Resort Village should consult this Official Community Plan to see whether the proposed development is consistent with the long-term goals of the Resort Village and the desired future pattern of development. Comments may be contracted from a qualified land use planner with application fees sufficient to cover the review process.

**2** Second, the Resort Village has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. Also, in the Zoning Bylaw the Resort Village can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Again, since zoning is intended to implement the Resort Village's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the Resort Village.

## 9.13 Review and Amendment

An Official Community Plan is not a static document and does not commit the Resort Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Official Community Plan should be revised to meet these changes. The Official Community Plan should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies as set out are effective in achieving those objectives. The concerns, objectives and policies of the Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the community.

On occasion land uses or developments may be proposed that do not conform to the Official Community Plan (OCP). The OCP can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the OCP and the future development of the Resort Village should be examined. Any changes to the OCP or the Zoning Bylaw should be in the interest of the future development of the community as a whole. Periodical review and amendment the Official Community Plan should serve as an effective guide for the Council to make decisions on the future development of the Resort Village.



## SECTION 10: REPEAL AND EFFECTIVE DATE OF BYLAW

### *Ministerial Approval*

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs. In addition this Bylaw repeals any Land Use Policy Bylaw provisions under the previous Last Mountain Lake Planning District provisions.

### *Council Readings and Adoption*

Introduction this	_____	day of	_____	2013
Read a first time this	_____	day of	_____	2013
Read a second time this	_____	day of	_____	2013
Read a third time this	_____	day of	_____	2013
Adoption of Bylaw this	_____	day of	_____	2013

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ADMINISTRATOR

Ministerial Approval Date\_\_\_\_\_

\_\_\_\_\_  
Tim Cheesman M.C.I.P., P.Ag

Professional Community Planner of Saskatchewan

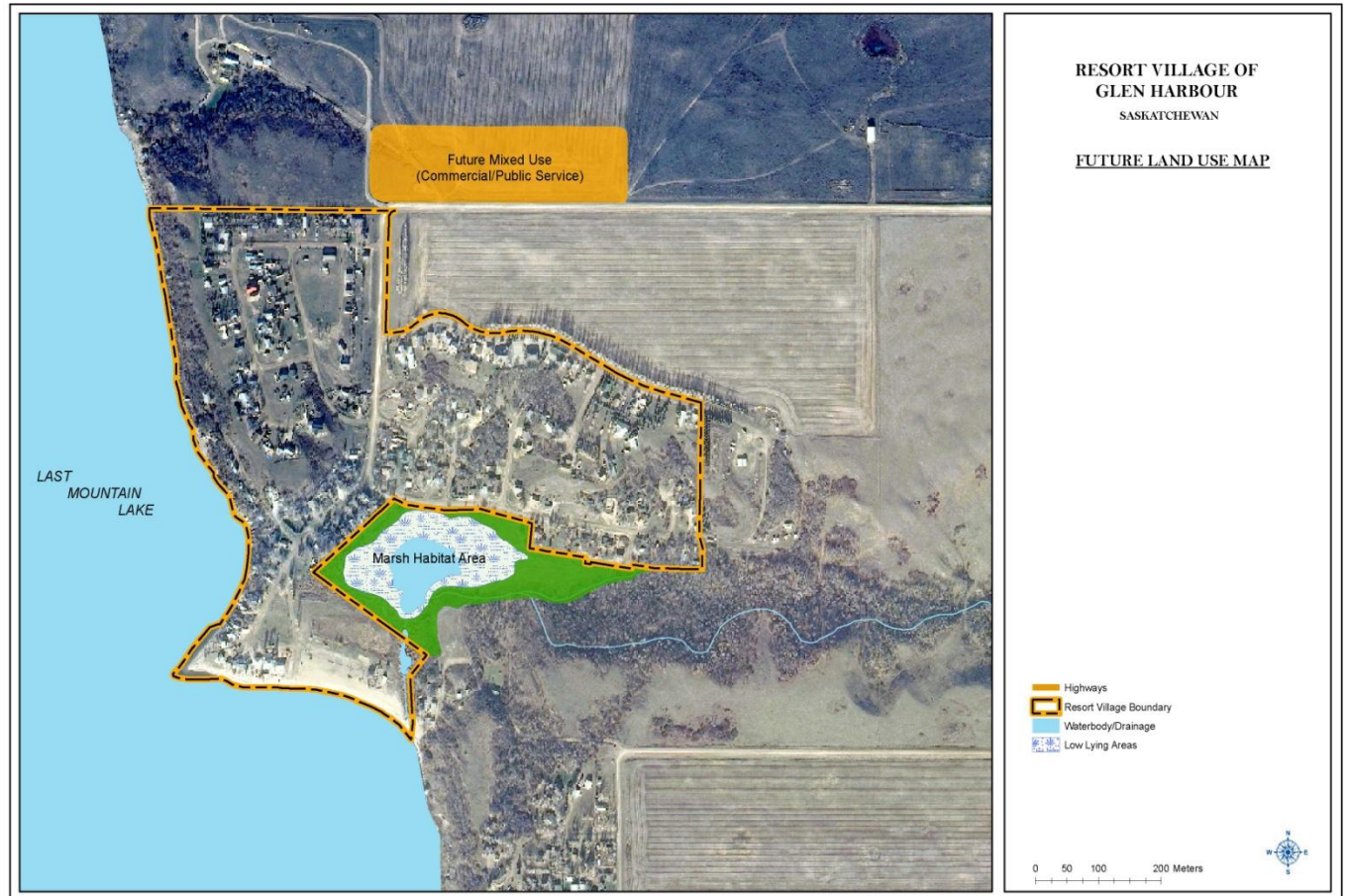
## APPENDIX “A”: FUTURE LAND USE MAP

Appendix A presents a **“limited” General Land Use Map** for the RV of Glen Harbour. The general area denoted is subject to further review and revision. **As noted in Section 8 of the OCP, the Future Urban Development Policies, there is limited growth potential for the Resort Village.** At this time, the only new growth would potentially be the area immediately north of the Resort Village boundaries where the current Transfer Station is located.

It is recommended any future detailed land use Concept Plans for any development include additional land use planning and a general engineering study to determine the best land use concept plan configuration, the type of land uses to be accommodated and establishment of general engineering requirements necessary for both proper and sustainable development . It is expected some community service, municipal reserve and possibly environmental reserve areas may be included in association with the residential land use. In addition, a phased approach to land development is strongly recommended to maintain a "managed growth" development scenario within the RV of Glen Harbour.

**Further; future land use concept plans should consider the following elements: population and demographic trends, water supply and waste water management, solid waste management and waste minimization, transportation planning within the general rural district, energy efficiencies for new development, habitat preservation and environmental protection, sound drainage planning and storm-water management, proper land use planning, lakeshore management, housing requirements, impacts of development on the general region, emergency services and policing, and the general principles of sustainable and responsible development in the Last Mountain Lake eco-system.**

## APPENDIX A: GENERAL LAND USE MAP





## APPENDIX B: REFERENCE MAPS

- Natural Hazard Overlay Map
- Air Photo Mosaic Map
- Contour Lines Map
- Slope Map
- Permanent Buildings and Structures

## APPENDIX C: ACTION PLANS FOR THE RESORT VILLAGE OF GLEN HARBOUR

### Short Term (2013-2018)

Action Item	Policy Reference	Key Participants/Stakeholders
<b>General Study of Documents</b>	OCP General	RV of Glen Harbour Council and Administrator to become familiar with the new Official Community Plan (2010) for the Resort Village of Glen Harbour and the associated new land use Zoning Bylaw which replaces the Last Mountain Lake District Planning Commission Zoning Bylaw (1982/1991)
<b>Distribution of the OCP to Residents</b>	OCP Sec 3.12	RV of Glen Harbour Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of Glen Harbour. In addition, all prospective developers and real estate agents should also be provided copies of the document.
<b>Distribution of Zoning Bylaw to Residents</b>	OCP Sec 3.12	RV of Glen Harbour Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of Glen Harbour. In addition, all prospective developers and real estate agents should also be provided copies of the document.
<b>Distribution of Public Opinion Survey</b>	OCP Sec 3.12	RV of Glen Harbour Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of Glen Harbour
<b>Internal Roadway Improvements</b>	OCP Sec 6.06	RV of Glen Harbour Council and Administrator to consider an immediate and longer-term plan for dust control on the internal roadways in Glen Harbour
<b>Development of Servicing Agreement</b>	OCP Sec 9.11	RV of Glen Harbour Council and Administrator to establish fees by bylaw to ensure land development and capital costs for development are borne by the developer and not by the general public.
<b>Establish Effective Bylaw Enforcement</b>	OCP, Sec 3.16	RV of Glen Harbour and possibly other municipalities in the district should engage effective bylaw enforcement to enforce priority bylaws. Cost-sharing options with other municipalities should be encouraged. Vacant properties, illegal accessory buildings, all terrain vehicles, the fire pit and litter should be a priority. A public information program should proceed any initiative to enforce the current bylaws.
<b>Geo-Technical Engineering Studies</b>	OCP Sec 7.03	RV of Glen Harbour Council and Administrator to consider requirement for a geo-technical testing of land within the RV

		of Glen Harbour to establish safe building areas, standards for foundation construction and site remediation where required. This requirement may be provided by the RV of Glen Harbour and/or private land developers. These engineering costs could be covered in the cost of each new lot sold by the Resort Village.
<b>Road Maintenance Agreement with RM of McKillop</b>	OCP, Sec 6.08	RV of Glen Harbour Council and Administrator to negotiate a mutually beneficial road maintenance agreement with the RM of McKillop
<b>Support for Municipal Administrator</b>		RV of Glen Harbour Council and Administrator to outline a short and medium term plan to ensure municipal administration is fully supported.
<b>Establishment of Building Inspection</b>		RV of Glen Harbour Council and Administrator to review and consider implementation of a building inspection system to ensure compliance with the National Building Code and bylaws of the RV of Glen Harbour.
<b>Infrastructure Maintenance/Repairs</b>	OCP Sec 6.01 Municipal Needs Assess.	RV of Glen Harbour Council and Administrator to actively monitor its current infrastructure inventory assets and to ensure long-term sustainability of existing and future infrastructure.
<b>Protect Critical Habitat</b>	OCP Sec 5	RV of Glen Harbour Council and Administrator to ensure critical wildlife habitat is protected during the review of proposed land subdivisions and land development.
<b>Solid Waste Management</b>	OCP Sec 6.7	RV of Glen Harbour Council and Administrator to explore option of working with other municipalities in the district to pursue a comprehensive solid waste management plan and recycling.
<b>Lakeshore Management Plans</b>	OCP - TBA	RV of Glen Harbour Council and Administrator to consider the preparation of Lakeshore Management Plans to protect and enhance the important lakeshore features at Glen Harbour. A wide range of elements could include shoreline beautification and protection, erosion monitoring and control,
<b>Establish 1:500 Design Flood Level</b>	OCP, Sec 7.07	RV of Glen Harbour Council and Administrator to contact the appropriate provincial agency to confirm the most current 1:500 design flood elevation and recommended safe building elevation for permanent structures in the RV of Glen Harbour.
<b>Land Use Concept Plans</b>	OCP, Sec 3.3 OCP, Sec 4.2	RV of Glen Harbour Council and Administrator to ensure all land use concept plans conform with the Official Community Plan..
<b>Proposed Plans of Land Subdivision</b>		RV of Glen Harbour Council and Administrator to ensure all proposed plans of land subdivision shall conform to both the OCP and the governing land use concept plan for the specific area of proposed land subdivision.
<b>Emergency Response Plan</b>	OCP Sec 3.10	Prepare, update and practice an Emergency Response Plan on a regular basis. Inter-municipal agreements should also be encouraged for mutual assistance.
<b>Public Communication Plan</b>	OCP Sec 3.12	RV of Glen Harbour Council and Administrator to continue to establish and maintain communication and participation with all residents of the RV of Glen Harbour.

<b>Entrance Enhancement to Glen Harbour</b>	OCP Sec 6.10	RV of Glen Harbour Council and Administrator to prepare a plan for beautification to project a positive and clean image of the community.
<b>Establishment of Development Levies</b>	OCP Sec 9.10	RV of Glen Harbour Council and Administrator will prepare a Development Levy Bylaw where new development is of a density or nature which will require and upgrade to services beyond those normally provided in the subdivision of land.
<b>Monitor Sewage Disposal Regulations</b>		RV of Glen Harbour Council and Administrator to monitor any proposed changes in policy by the senior governments with regard to sewage disposal regulations which might impact both the municipal government and future land servicing requirements within the RV of Glen Harbour.
<b>Schedule an annual review of the Official Community Plan</b>	OCP, Sec 9.13	RV of Glen Harbour Council and Administrator. The review of the OCP should be done in conjunction with the annual budget of the RV and with any longer-term capital projects. The services of a professional community planner should be engaged in five (5) years to undertake a full review of policies, issues and strategic directions.
<b>Annual review of the Glen Harbour Zoning Bylaw.</b>	RV of Glen Harbour Zoning Bylaw	RV of Glen Harbour Council and Administrator to schedule and annual review of the Glen Harbour Zoning Bylaw and consider any "house-keeping" amendments in a "batch" amendment.
<b>Inventory of Trailers and RV's</b>	Zoning Bylaw	RV of Glen Harbour Council and Administrator to establish a recorded inventory of trailers on properties versus homes in residential land use zones.
<b>Inventory of Primary Use on Lots</b>	Zoning Bylaw	RV of Glen Harbour Council and Administrator to establish a recorded inventory of residential parcels in contravention of the Zoning Bylaw with respect to Accessory Buildings but no Primary Residence. These Accessory Use buildings to be noted as Legally Non-Conforming.

### Mid Term (2013-2023)

<b>Action Item</b>	<b>Policy Reference</b>	<b>Key Participants/Stakeholder</b>
<b>Schedule major review of the Official Community Plan</b>	OCP, Sec 9.13	RV of Glen Harbour Council and Administrator. The major review of the OCP should be done by a professional community planner and should examine current issues, policies and strategic directions of the RV of Glen Harbour. The major review should take place in 2018.
<b>Review Crime and Safety</b>	Municipal Needs Assess.	RV of Glen Harbour Council and Administrator to review the policing service agreement(s) with the RCMP and adjacent small urban and rural municipalities.
<b>Development of Vacant Lots</b>	Municipal Needs Assess.	RV of Glen Harbour Council and Administrator to promote the development of vacant residential lots in a coordinated and manner

<b>Inter-Municipal Cooperation</b>	Municipal Needs Assess.	RV of Glen Harbour Council and Administrator should promote inter-municipal cooperation at both the Council level and the Administrator level. The sharing of information, equipment , coordination of road maintenance, solid waste management and wastewater management are areas for preliminary consideration.
<b>Municipal Best Practices in Municipal</b>	Municipal Needs Assess.	RV of Glen Harbour Council and Administrator to consider sharing "Best Management" practices amongst a wide range of municipalities in Saskatchewan. The objective is to exchange knowledge and techniques to increase municipal efficiencies.
<b>Community Meeting Place</b>	OCP Sec 3.13 OCP Sec 5.02	RV of Glen Harbour Council and Administrator to study the feasibility and costs to building a community meeting place for residents of Glen Harbour to come together to socialize, pursue community building initiatives for the Resort Village and generally enhance the quality of life.
Promoting and preserving a quality environment for all citizens of Glen Harbour	OCP Sec 2	

### Long Term (2013-2033)

Action Item	Policy Reference	Key Participants/Stakeholders
Boundary Alteration/Annexation	OCP , Sec 8.2	RV of Glen Harbour Council and Administrator to monitor the long-term growth patterns of the RV of Glen Harbour and to cooperate on a regular basis with the RM of McKillop and any future resort villages to ensure the long-term interests of Glen Harbour are compatible with its adjoining municipal neighbours.

## APPENDIX D: PUBLIC CONSULTATION FINDINGS

### Resort Village of Glen Harbour Questionnaire 2012

#### 1. What are the three most important assets of your Municipality?

- Quiet peaceful Community and friendly family oriented lifestyle (13)
- Nice Beach (10)
- Good boat launch including dock (10)
- Large beach with building, gazebo and play structure (9)
- Beautiful area of Last Mountain Lake with Natural beauty and landscape (8)
- Reasonable distance from Regina, Strasbourg and highway (6)
- Safe Community (3)
- Taxes reasonable (3)
- Large lake (2)
- Longtime residents and great friends (2)
- Well maintained roads (2)
- Property value & appreciation of its value (2)
- Design of roads, not just a straight design, lots of bays, crescents and cul-de-sacs (2)
- Attractive residential area with great potential
- Not too large
- Nice new homes and cottages being built
- This is a small community and don't want it expanded
- Quiet waterfront
- Easy access to the beach
- No commercial development
- People know everyone
- Able to park boat on the beach
- Privacy
- Street lights

#### 2. What are the three most important challenges facing your community?

- Enforcing property bylaws and obtaining permits (10)

- Not to allow the area to become a campground (7)
- Dusty roads/Street Maintenance (7)
- Maintain the waterfront and Beach/boat launch (6)
- Future development that will maintain and enhance property values (5)
- Messy lots (4)
- Prevent further lot development with garages only (5)
- Crowded boat launch/adequate parking – some days (5)
- Control of water level of Last Mountain Lake to prevent a recurrence of the flood of 2011 and restore preventative flood measures (4)
- Uncontrolled development (3)
- Base tax, even out the taxes, we want taxes reasonable (2)
- Council needs more than 3 members (2)
- Dogs unleashed and not cleaned up after (2)
- Clear rules on storage of vehicles, recreational vehicles and unsightly materials (2)
- Too many trailers camping sites
- Children playing on roads and fast cars
- People doing what they want – not a fair system of development
- Removing or controlling the Trailers/RV's
- Get the main power updated
- Clear future direction of the community
- Outsiders using the beach
- Young kids driving drunk
- Funding for infrastructure
- Better communications by council with the rate payers regarding new bylaws, minutes of meetings or anything that impacts residents
- No need for more expansion or development
- Comply with provincial legislation
- Mess is starting up top on hill when you first arrive – looks awful
- Keeping control of trailers
- Growing population
- Parking along main road – at times you would not be able to get any emergency vehicle past vehicles parked there along the road.

**3. What types of development and buildings would you like to see occur in the Community?**

- Attractive permanent residences (not recreation trailers) and lots maintained without excessive visible storage (11)
- Upgraded Community Building (7)
- Town Office and Shop Facility (5)
- Upgrade the washrooms on the beach (4)
- Small store with the basic amenities (3)
- Improve the beach and plant lots of trees (3)
- Upgrade of the dock or pier at the boat launch (3)
- Marsh brought back
- Adequate parking for boat trailers near the boat launch
- Option to have RV's rather than cottage if lot owner chooses
- Marina for boats
- Have a baseball diamond and fix the volleyball court for older kids
- Designate an area for RV's

**4. What would you NOT like to see in your community?**

- No more lots with garages and no residences (13)
- Cease trailers from coming in (7)
- Campers and campgrounds (6)
- Commercial Business (6)
- Campgrounds and seasonal campers (6)
- No excess storage on vacant lots or lots with only garages (4)
- Expansion or lot development (4)
- Messy lots (2)
- Campers on lots (2)
- Glen Harbour becoming a weekend party destination (2)
- Don't want a transient community (2)
- Garages on hill are here, there and everywhere. What's with all the RV trailers? Are we now Glen Harbour Campground?
- Do not want to see Glen Harbour change at all. One cannot develop what we already have
- Oversized garages



- Any type of commercial development
- Condo development
- Mayor and council looking out for themselves and their friends

**5. What concerns do you have with respect to safety in your Community?**

- The speed of vehicles. Children are in danger (12)
- children driving ATV's (4)
- Vandalism (4)
- Better control over fireworks (3)
- Maintain the playground equipment in a safe condition (2)
- Parking of vehicles on the roads, rather than their property (2)
- To many quads driving too fast
- Need stop/yield signs and speed limit signs and speed bumps
- Dogs running loose
- Drunk drivers speeding towards the beach
- No fire truck
- Would like to see the RCMP patrol more often
- Snow removal and dust control
- Response time for emergency personnel
- Consequences for those who break bylaws

**6. What would you like council to focus on with respect to Service? Present and Future?**

- Dustproofing and improve the roads (13)
- Maintenance of beach are including boat launch and playground (11)
- Better snow removal (6)
- A small Community Building (3)
- Maintenance of washrooms on the beach (3)
- Better access to water supply (lake/community well) for watering grass and gardens (2)
- More playground equipment
- RV's used as cottages
- Put up more street lights and fix the ones that are existing
- Bring Glen Harbour up to date with the rest of the world
- Fair taxes
- Mark off swimming area to keep children safe

- Speed bumps
- Maintenance of properties within the village
- A time limit to building a cottage or single family dwelling on a lot, i.e. 1 year. If a garage is on the property already, a 3 to 5 year time limit
- Bring Natural Gas to all lots
- Maintain the good work they are doing
- Ensure that all lot owner, new and old are aware of the bylaws
- Underground power – lobby SaskPower
- Plant more trees along the beach
- Have Lorass garbage bins every spring and fall for larger items

**7. What do you think is reasonable to ask of developers thinking of building in your Community?**

- The developer should pay for the installation of services and a hectarage fee for upkeep of existing roads, streets and other services (4)
- The resort village should NOT pay for service upgrades related to new developments (3)
- If contractors damage something (culvert, road, lights, etc) they should fix it, not the village
- At present there is no land for development. As a village for homes and cottages we can pick our own people. We have highly talented people that can take on work that may arise
- Yes they should pay as we all have had to pay for the lots and all have power and phone as they were already developed by someone. That is what developers do.
- Normal costs for services common to all residents should be paid by the village and funded through taxes. Any special services unique to individual developments should be paid by the developer
- Developers should be responsible for upgrading any and all services just like every other community/city. If they wish the resort to hand out money to help them, my suggestions is that they stay farming and look for a hand out from the provincial government and get out of development
- No large developers
- Developers should be responsible for all fees and services

- They should provide proper access to the property, address water and electrical supply and contribute to the costs which will increase as a result of the development, e.g., the need for a lagoon, parking at the boat launch, etc.
- Glen Harbour should not cover any expenses for any development
- Probably shared expenses, but depends on what type of development is proposed
- They should pay for their own costs associated with the development

#### **8. General Comments**

- Many people are not focusing on the future and the potential value of this resort. We want to go forward and not backward. This Village has come along way. There were many old boathouses that covered the beach. There were also many old run down cottages but now there are many attractive residences with full time residents. We must continue to maintain this forward attitude. We do not want to see areas zoned as storage or camping as this will affect the value of the nearby area's zoned as residential
- No more development of lots should occur – seems like construction now is only garages and trailers on top – this has to stop (2)
- Must build in one year or trailer comes off
- No more development of lots should occur – seems like construction now is only garages and trailers
- Absolutely no RV trailers – limited time on lot only whilst building
- If a lot has only a trailer – they should be hit with a heavy licencing fee
- Council has to be/needs to be fair to everyone not just the chosen few
- Change policy of council representation – four councillors and mayor (2)
- Some people do not care to abide by bylaws, they seem to think they can do anything they want at the beach
- With public vote, not a select few moving ahead with their own agenda for personal or monetary gain
- Would like a better boat launch, store and better beach (sand)
- Residents should have an open forum at the council meetings, so if a topic comes up and residents have questions or concerns they can voice it
- People who do not live in Glen Harbour should have to pay to launch their boats
- Boat launch is used more by non-residents than residents. Creates parking issues, safety concerns and maintenance. Could the Beach area be designated a Regional

park or something similar to qualify for some provincial funding for maintenance. Have a pay booth for non-residents and perhaps a concession. Enforce control of noxious weeds on public and private properties. If owners don't do it, the village should do it and charge the property owners

- Glen Harbour is a pleasant place to live. In the last 20 years it has grown into quite a great community to live. Change is good but trying to change our quaint little beach for revenue is not a thought I want for my future here
- No new development should occur unless it is a cottage or a home
- Glen Harbour is a great summer place
- Must have cottage finished outside walls within two years. First a home on the lot, then a garage, only a garage on lots looks ridiculous
- Garages and trailers should be taxed higher
- No development, we don't need to attract any developers. Let's keep our village small
- Please install rumble strips on main road and "Cul-De-Sac" or "No Exit" signs on all dead end streets
- Continue working with consultants regarding OCP and Zoning Bylaws
- **Thank you to Council for the work they do and for asking for input. We just want a safe and enjoyable resort.**
- We do have concerns about other communities using our boat launch. They do not pay taxes. Causes more wear and tear on roads, no launch and no parking for tax payers. Not sure how to control this but we have some ideas.
- Another concern is fireworks. All should be done on the beach away from residences close to beach. NO fireworks should be done on the hill – too close to property.