

4. Where appropriate and practicable, dedicated lands will be used to protect archaeological sites and other heritage and culture resources. (This policy would be consistent with, and reinforce, other sections of the OCP, such as *Section 4.7 Environmental Management and Conservation*).
5. As required by *The Heritage Property Act*, Council shall cooperate with the HCB by submitting future development plans to the HCB for screening.
6. Include the following overlay district for the entire Resort Village and target annexation areas:
() *hs* - Heritage Sensitive overlay district (*hs*).

The intent is to protect and conserve heritage and cultural resources for the benefit of current and future residents. Should future developments be planned for this area, the Resort Village or the developer must submit detailed construction plans to the HCB for additional screening.

4.7 Environmental Management and Conservation

These policies deal with the wider use and management of *open space lands* in the Resort Village, where the policies on lakeside development and shoreline structures deal with shoreline modifications and placement of structures along the *shore land*. As identified below, The following Statements of Provincial Interest align with the interests of the Resort Village: Biodiversity and Natural Ecosystems; Inter-municipal Cooperation; Heritage and Culture: First Nations and Metis Engagement; Public Safety; Shore Land and Water Bodies; and Source Water Protection.

4.7.1 Background

4.7.2 Objectives

4.7.3 Policies

4.7.1 Background

Residents of the Resort Village, in large part, are attracted to the natural forested environment of open spaces, the pleasing lakeside environment, and the outdoor recreation opportunities of Turtle Lake.

This part of the OCP is about the environmental conservation functions of *open space lands* relative to hazard lands, control and prohibition of use of open space areas, vegetation management, groundwater and source water protection, storm water management, shoreline modification, environmental reserves, and interagency and area community collaboration (also including negotiated co-management and conservation agreements) for implementation.

This section establishes village wide environmental objectives (conservation and preservation) and policies for the development and management of *open space lands*, with additional emphasis on protecting the lake environment and ecosystem as well as for the cooperative management of peripheral lands in support of these policies. In large part, the policies aim to benefit residents by maintaining the pleasing natural environment, protecting the lake ecosystem, and clean air and water supplies.

Open space lands include dedicated lands and other open spaces in the village area (refer to Appendix A: Figure 2) as outlined below:

Dedicated lands and open spaces, inland:

1. *Public Reserves* and *Municipal Reserves* provide value for public recreation and lake access. In practice, both designations serve the same purpose. The difference is in title. The province retained ownership in 1991, when most public reserve lands were transferred to the municipalities.
2. *Walkways* have the potential for being part of the pedestrian circulation with tie-in to a village trail system. Well placed, walkways can enhance the residential and resort character of the village. The value of these walkways could be promoted with signage to invite access to points of interest, and can be improved by surfacing footpaths and by pruning branches and underbrush next to the footpath.

3. *Road allowances* may be suitable for passive recreation such as nature study, appreciation of views of the lake, and pedestrian paths/stairways to reach the lakeshore.
4. *Internal streets and lanes*. In addition to their transportation service, these connectors are important contributions to the village atmosphere and neighbourhood character.
5. Creeks and wetlands may be considered a suitable environmental reserve if the surrounding area were subdivided.

Lakeside dedicated lands and open spaces (riparian areas) cover:

1. Environmental reserves, Public reserves and Municipal reserves (on subdivision survey maps).
2. Wetlands.
3. Undeveloped land.

The following recommendations of the North Saskatchewan River Watershed Source Water Protection Plan are appropriate here:

- Locating and decommissioning unused/abandoned water wells.
- Zoning Bylaws to allow only flood-tolerant activities within flood prone areas and restrict development in flood prone low lands.
- Storm water management options to reduce and improve quality of runoff, to be part of the design criteria for all new subdivisions.
- Municipalities should be assisted to determine recreational development criteria based on the ecological sustainability of the water body.
- Inspections to ensure sewage holding tanks are not leaking.
- Inspections to ensure riparian and shoreline areas are being protected.

The importance of the management of open spaces in the Resort Village is highlighted below:

- Protection of the lake ecology, as well as responsible boating on Turtle Lake.
- Environmental management of dedicated lands and cottage lots.
- Site clearing, erosion, excavation and levelling of cottage sites, shoreline protection measures and modification, drainage and driveways, storm water management, use of pesticides and fertilizers, and management of Turtle Lake and surrounding areas.
- Disturbing the peace and quiet, and the safety of sunbathers on the beach.
- Shoreline erosion and swamping of nests by wake boats.

Council recognizes that:

- The long established natural balance between water, land, vegetation and wildlife can be easily disrupted when incompatible land uses rearrange or destroy any of the components of the shoreland environment.
- Benefits of open space lands management range from erosion and sedimentation control, protection of the lake, reduction in the cost of storm water management by concentrating runoff to grassed and treed areas and reducing runoff volumes, and to benefits for recreation and public access corridors to the lake.
- The establishment of a shoreland buffer is an indispensable part of the Resort Village's strategy to protect the water quality of Turtle Lake and for the conservation of open space environments.
- These spaces contribute to the resort residential character of the community.
- Sustainable management of open space natural environments is a prerequisite to the sustainable development, use, and enjoyment of the Resort Village. The overall management approach will be protective and conservation oriented, while balancing both the recreational use values and the environmental and cultural (archaeological) values of the Resort Village.
- Council is conscious of the importance of maintaining the ecological and natural health of the lake and recognizes that it cannot do this alone. Council will cooperate with the neighbouring resorts and municipalities and First Nations and Metis to ensure that development on Turtle Lake remains within

the capacity of the lake ecology to absorb that development. (Biodiversity and Natural Ecosystems, SPI)

4.7.2 Objectives

Council's objectives are to:

1. Provide residents of the Resort Village with an environmentally safe, sustainable, and aesthetically pleasing natural setting while maintaining and protecting the natural environment of the Resort Village for its riparian (shore land habitat), recreational and visual/aesthetic values to the community and to the lake ecology.
2. Provide for public access to the lakeshore while minimizing physical damage to the lakeshore.
3. Protect hazard lands and sensitive natural environments from inappropriate development, and protect groundwater supply (aquifers) areas and the natural ability of lands for storm water management in the Resort Village.
4. Protect defined areas of dedicated lands, and identify and protect sensitive environmental areas and heritage/archaeological sites from inappropriate development.
5. Raise awareness for sound environmental management to the property owners, residents and developers.
6. Designate a shoreline setback as environmental buffers to hold back/protect the lake from off-shore/back shore pollution.
7. Direct the subdivision of land in an environmentally sustainable manner.
8. Provide for the placement of aesthetically and environmentally non-intrusive utility corridors, and telecommunications and public works facilities.
9. Cooperate with the lake community, municipal, provincial and federal authorities to promote the safe and environmentally responsible use of Turtle Lake.

4.7.3 Policies

Council will:

1. Give due care to dedicated lands and open spaces in dealing with environmental and safety concerns referred to in this OCP, and ensure that dedicated lands and other open spaces will be developed and used only as allowed by *The PDA* and *The Dedicated Land Regulations, 2009*, and their subsequent amendments.
2. Promote the natural role of "shoreland buffer" in the conservation and protection of the lake environment.
3. Recognize that private open spaces, resulting from yard setbacks and limits on site on private sites/cottage lots, offer environmental as well as enhanced property values to the owner and the community.
4. Require that applications for residential development will be accompanied by a landscape plan as a voluntary indication of open space management by the property owner.
5. Include a description of permitted and prohibited uses and activities on dedicated lands in the Zoning Bylaw.

Hazard lands

6. Assure that areas designated as potential development shall avoid all hazard land. The bylaws will address structural development of hazard lands, requiring professional evaluation of the site suitability and any standards necessary for safe development or subdivision where appropriate. (Public Safety, SPI)
7. Provide that hazard lands include:
 - Any land subject to flooding, erosion, and potential slope instability.
 - Any land within a 1:500 design flood elevation of the lake/reservoir and required freeboard as identified by The Water Security Agency (WSA), or by other competent authority responsible for flood potential estimation.

- Any other land considered 'hazard land' by The Water Security Agency (WSA) or other competent authority or qualified professional.
8. Assure that any proposed development on hazard lands will be referred to The Water Security Agency (WSA) or a qualified professional before Council considers approval of developments.

Control and prohibition of use of open space areas

9. Control or prohibit the use of firearms, fireworks, trapping, camping, and the presence of pets, with due regard for the protection of open space resources, public health and public safety, and the prevailing regulations of provincial and federal authorities, will be regulated by bylaws of Council. (Public Safety, SPI)

Vegetation management

10. Require a 50 m wide *shoreland buffer of conservation area* inland from the high water mark set aside from subdivision development and removal of vegetation, with allowance for low impact recreation and conservation activities.
11. As a discretionary use and development, within the *shoreland buffer*, allow public utilities, public access to the lake, roads, parking, trails, and recreation facilities.
12. Prohibit the clearing of land without a development permit authorizing the permitted use because the removal of vegetation and excessive recreational use can promote the loss of existing natural ground cover, erosion and the loss of land productivity. As a condition of a development and use permit, impacts associated with development, construction and recreational use will be mitigated through appropriate conservation measures such as topsoil recovery, re-vegetation, and the use of native vegetation.
13. Prohibit the removal of trees, underbrush, or any ground cover for reasons of access to property, parking, firewood, and aesthetics and for development unless specifically authorized by the Resort Village. Where a person or a contractor removes vegetation without authorization, the Resort Village will require that person(s) or a contractor, to re-vegetate the area during the next growing season. Associated costs of re-vegetation will be borne by that person(s) or contractor.
14. Pass a tree-cutting bylaw as a management tool, to remove dead or mature dying trees if the trees pose a safety threat by windfall to person and property. It is recognized that mature and dead trees have wildlife habitat (bird) habitat value. The Resort Village shall mark the trees scheduled for removal from dedicated and lakeshore lands.
15. Promote volunteer initiatives in the establishment and care of trees under village supervision. All trees, whether an extension of private landscapes or placed by volunteers on public lands are considered village property.
16. Raise awareness for sound environmental management to the property owners, residents, and developers to promote public safety, protection of property, and retention of landscape cover for green infrastructure ('buffer') and for maintaining the visually pleasing appearance of the Resort Village. (Biodiversity and Natural Ecosystems, SPI)

Source water and groundwater protection

17. By bylaws, introduce regulations and programs for source water and groundwater protection to safeguard the ecology of the lake and the public health of residents who depend on groundwater for their drinking water. Regulations will relate to sewage systems, discharge of sewage, monitoring and/or testing of holding tanks, and disposal of hazardous material. (Source Water Protection, SPI).

Storm water management

18. By Bylaw, adopt an Open Space Management strategy that provides for the maintenance of natural vegetation cover to reduce the risk of soil erosion from excessive runoff, as an alternative to costly kerb and gutter drainage system. The Resort Village relies on the natural capacity of open spaces,

internal drainage, and drainage swale in the road right of ways, through infiltration, to absorb rain and snowmelt water. The strategy will deal with drainage issues between adjoining sites, along road ways (right-of-way) and open spaces. Within the residential areas, the placement of driveways and culverts, and extent of boulevard (roadside) parking will be regulated as required by resolution of Council to maintain 'swales or drainage ditches' as on-site drainage capacities. (Public Safety, SPI)

Shore land modifications and installations

19. Assure that shore land modifications receive approval, where appropriate, from Saskatchewan Environment and The Water Security Agency (WSA) before issuing a municipal permit.
20. Provide that any lands (municipal and environmental reserves and Crown foreshore lands) located between private lots and the water's edge may be developed only with landscaping and shore land protection, as directed by Council, but only after federal and provincial permits are obtained, and then only a temporary use permit may be approved by Council. (Shore Land and Water Bodies, SPI)

Environmental reserves

21. Assure the protection of all environmental reserves. These areas and allowed uses therein are defined by Section 185 of *The PDA*. These reserves hold ecological (wetlands), cultural (archaeological) and scenic value, and development hazards (examples: flooding, erosion) which the Resort Village may want to maintain in its natural state and only allow low impact and non-destructive nature appreciation. Council will:
 - Allow only low impact recreation activities, such as non-destructive nature appreciation and photography, in Environmental Reserves.
 - Allow only non-motorized use of all areas designated as Environmental Reserve.
 - Permit, after careful resource evaluation, placement of footpaths, information signs, observation platforms, rustic park benches, and safety apparatus.
 - Prohibit, on occasion, public access to certain areas of an Environmental Reserve where such measures are required to manage area resources or to reduce risk to residents and wildlife habitat. For example, during nesting season and spawning, certain recreation activities may be prohibited for a period of time.
 - Seek advice from Saskatchewan Environment on managing environmental reserves.
 - Govern environmental reserves by restrictive development regulations. (SPI - Biodiversity and Natural Ecosystems. Shore Land and Water Bodies).

Interagency cooperation

22. Enter into cooperative planning with municipal, provincial and federal departments and agencies, neighbouring jurisdictions and businesses, consistent with and complementary to the primary purpose and needs of the community. (Inter-municipal Cooperation, SPI).

Conservation Agreements

23. The Resort Village may enter into conservation agreements, to engage in "co-management" (sharing) with government and non-government agencies entities based on reasonable and necessary conservation, public health and public safety standards. Such agreements would be negotiated by Council and endorsed by the electorate. Examples include a possible sharing of the protection and interpretation of ecological values of small streams, protection of fish spawning areas, or of access to nature conservancy areas (Nature Saskatchewan Sanctuary, and the Fish and Wildlife Development Fund Lands) for nature appreciation, hiking, and skiing; as well as joint agreements on appreciation of heritage and cultural events with First Nations and Metis. (SPI – Biodiversity and Natural Ecosystems. Inter-municipal Cooperation. First Nations and Metis Engagement).

Zoning district map

24. Adopt a Zoning Bylaw that shall include the following conservation zoning district in the Zoning Bylaw of the Resort Village:

CNS - The intent of the CNS designation is to include lands for conservation and protection of shore lands, for non-motorized access to lakeside lands, for active and passive recreational uses and other open space lands set aside from subdivision development, such as dedicated lands, drainage swales, buffers, and trail corridors. These conservation areas may be used for compatible recreational uses.

25. Assure that the Zoning Bylaw includes the following restrictive overlay districts where additional regulations will apply to specific land and are indicated on the Zoning District Map. These regulations add to the regulations contained in the conventional zoning district applicable to a site. Where the conventional district regulations applicable to a site (base zone) appear to be in conflict with the overlay zone regulations, the following overlay zone regulations shall take precedence:

- a. f- Flood Hazard Area. The purpose of this regulatory overlay is to provide for orderly development and safe construction in areas subject to flooding. In any district designated on a zoning map with the letter "f" after the district symbol all uses in that district shall be subject to the special regulations specified in that part. Public Safety, SPI)

NOTE: Pending availability of flood hazard area map, individuals are expected to determine the relevant Minimum Building Elevation by making a request for a specific location from the Saskatchewan Water Security Agency.

- b. hs – Heritage Sensitive. Because of uncertainties about heritage exploration, "hs" covers the entire village area. (Heritage and Culture, SPI)

4.8 Lakeside Development and Shoreline Structures

- 4.8.1 Background
- 4.8.2 Objectives
- 4.8.3 Policies

4.8.1 Background

This policy concerns the placement of development and shoreline structures on, and the use and the protection of **lakeside lands** comprised of the narrow strips of public shore lands between the lake and privately owned lakeside lots, and where developments and shoreline structures are placed for recreational access to the lake. These lakeside lands are valued environmental, recreational, and aesthetic components of the Resort Village and the lake ecology. Because use, and development on and from adjacent lands, can adversely affect these shore lands or have a potential effect on the management of the lake ecosystem, approval of development (permit) is required before undertaking any work, *development* and placement of *shoreline structures* on these public shore lands.

Lakeside lands, for the purposes of this policy in Section 4.8 of the OCP are comprised of:

- *Backshore lands* (lakefront cottages or 100 m (300 ft.) from high water mark without cottages),
- *Shore lands* (between the surveyed subdivision and the high water mark) these are dedicated lands (public or municipal or environmental reserve owned by the municipality or by the Crown, and
- *Foreshore* (beach) and *offshore* (shallow water - boating and swimming) *lands* (from the high watermark into the bed of the lake) that are Crown owned.

Part of this policy section is based on Saskatchewan Environment's policy and guidelines to provide for the legitimate use of foreshore and shore land areas while ensuring that public safety, environmental protection, public access and the natural aesthetics of the foreshore and shore land are maintained, (available from the Resort Village office: *Foreshore and Shore Land Installations*, Revised March 1, 2004, by Saskatchewan Environment) as far

as applicable to the Resort Village. As dedicated lands, use and management of shore lands fall under *The PDA, The Dedicated Lands Regulations, 2009*, and *The Environmental Management and Protection Act, 2002*.

Permitting is accomplished through a coordinated multi-layer administration between the Crown and the Resort Village. However, the use of lakeside lands should be controlled by the Resort Village. *Section 5.4.1 of the Zoning bylaw of the Resort Village of Turtle View* illustrates lakeside lands and the role of the Resort Village in permitting development therein.

Unauthorized development on lakeside lands is a concern for these and other reasons:

- The removal of trees and groundcover results in a reduction of wildlife habitat and impact on near-shore fish habitat, while retention of such shade producing landscape cover along the shore may reduce the effects of change in weather patterns (climate change) on the lake ecosystem.
- The extension of landscaping and development from adjacent private cottage lots onto these reserves, and placement of private discarded items on public lands.
- The placement of private structures, boat houses, boat lifts, storage sheds, on public lands.
- The placement of decks, canopies, gazebos and fabric covered structures as an outdoor extension of patios and living room functions on public lands.
- The encouragement of mooring space or dock with multi slips to share the waterfront.
- The reduction in public lake access for backshore cottage areas.
- The reduction in public safety from structures extending into the lake.
- The need to protect the lake ecology from harmful substances such as certain compounds in wood preservatives, fertilizers, and herbicides harmful to fish habitat.

Docks, piers, boatlifts, and swim platforms can offer ways to reach and enjoy the lakeshore while minimizing their impact on the shoreline and lake ecology. Practical guidelines and examples on how these can be achieved are described in *Saskatchewan Fact Sheet Working Around Water* and *The Fish Habitat Primer: A guide to Understanding Freshwater Fish Habitat in the Prairies*, both available from Canada Fisheries and Oceans (www.dfo-mpo.gc.ca/oceans-habitat/).

The sustained implementation of these lakeside policies will require the cooperation of the R. M. of Parkdale No.498 and the R. M. of Mervin No. 499, and other lake area communities to introduce similar policies along the shorelines of Turtle Lake.

4.8.2 Objectives

Council's objectives are to:

1. Provide public access to the lake and along the Shore of Turtle Lake for all property owners.
2. Protect Resort Village resident access to the lakeshore while minimizing physical and visual obstructions of the shore land.
3. Protect and preserve dedicated and foreshore lands, as these lands are considered important environmental 'buffers' for the protection of Turtle Lake while allowing environmentally acceptable developments and shoreline structures with the least impact on lakeside lands (dedicated lands and Crown foreshore lands) and the lake ecology.
4. Maintain and protect shoreline aesthetics from the intrusion of non-essential structures and developments.
5. Avoid and minimize potential land use conflicts and avoid the intrusion of development from adjacent residential areas into the dedicated lands.
6. Work with government agencies, municipal authorities and property owners on raising awareness of the importance of lakeshore preservation and protection of lake ecology. (Sections 1 to 6 align with SPI's - Recreation and Tourism; Inter-municipal Cooperation; Biodiversity and Natural Ecosystems; Shore Land and Water Bodies).

4.8.3 Policies

These policies on lakeside development and shoreline structures should be read in conjunction with other sections of this OCP for a balanced approach to the use, development and preservation of the village environment and for the protection of the riparian areas of the lake.

Therefore, Council will:

1. Control the use of lakeside lands which are public lands and assure that such lands shall be used only for allowed purposes under regulations established by the Zoning Bylaw.
2. Motorized vehicles shall not be allowed on lakeside lands, except on foreshores after freeze-up.
3. Control the allowable developments and shoreline structures (dock, pier, and boat lift) as stated in the Zoning Bylaw. (Public Safety, SPI).
4. Prohibit structures and materials that adversely impact on fish habitat, such as crib docks and harmful substances in treated wood, in favour of less harmful alternatives. (Biodiversity and Natural Ecosystems, SPI).
5. Only allow docks, piers and boat lifts that are connected from the foreshore into the lake (bottom of lake).
6. Prohibit boathouses and storage sheds on lakeside lands.
7. Encourage the sharing of docks (and multiple slip structures) with other village residents to reduce and minimize impact on the shoreline ecology.
8. Prohibit the anchoring of watercraft at wetlands and marshes designated as environmental reserves for the protection of wetland habitat.
9. Provide for regulations in the Zoning Bylaw to avoid land use conflicts and to avoid the intrusion of development from adjacent residential areas into public lands.
10. Require environmental impact statement and provincial and federal approval for the construction of marinas. (Biodiversity and Natural Ecosystems, SPI)
11. Address in the Zoning Bylaw, allowable and prohibited uses, administration of permit or lease or agreement, and development standards and the application and permitting process within the provisions of Section 192 and 194 of *The PDA*.
12. Prohibit in the Resort Village, any boats or watercraft that are equipped with sanitary facilities of any kind that are capable of discharging directly into the lake.
13. Prohibit the introduction of invasive species, such as zebra and quagga mussels, and other harmful species into the Turtle Lake environment. (Biodiversity and Natural Ecosystems, SPI).

4.9 Liquid and Solid Waste Management

4.9.1 Background

4.9.2 Objectives

4.9.3 Policies

4.9.1 Background

The Resort Village is licensed to own and operate a solid waste transfer station and an open-air sewage lagoon on Resort Village land (LSD 5 in section 22-53-18-W3rd) for residents and ratepayers of the Resort Village and for nearby residents of the R. M. of Parkdale No. 498. The transfer station and lagoon must be fenced off and kept under lock and key.

It is Council's view that public works in the form of liquid and solid waste management or disposal facilities have the potential to negatively affect lake ecology, the health and general welfare of nearby residents, and the quality of recreation opportunity. In the interest of the protection of human health and the environment, Council shall follow *The Municipal Refuse Management Regulations* as amended in 2019, *The Environmental Management and Protection Act, 2010* and *The Subdivision Regulations, 2014* as amended in 2019.

This part of the OCP relates to SPI's in Public Works, Public Safety, and Inter-municipal Cooperation.

4.9.2 Objectives

1. In the interest of protecting the human health of the village residents and the area environment, provide for waste disposal.
2. To protect critical water supply resources.
3. To provide for necessary liquid and solid waste management or disposal facilities for the residents/ratepayers of the Resort Village of Turtle View and nearby residents of the Rural Municipality of Parkdale No. 498.
4. To protect the lake ecology, the quality of recreation opportunities, the health and general welfare of residents.
5. To keep knowledgeable about waste management practices of benefit to the Resort Village.

4.9.3 Policies

Council will:

1. Ensure that all licensing requirements from relevant regulatory agencies are kept current.
2. Ensure that operation and upkeep of the transfer station and sewage lagoon follow required standards and guidelines set by the appropriate authorities, in order to protect human health and the environment.
3. Minimize conflict between such public works and other development and uses within the Resort Village and adjacent areas.
4. Will protect critical water supply resources.
5. Will discourage the use of manure, fertilizers, and herbicides to protect groundwater and the lake from runoffs of such contaminants.
6. Council will include the following zoning district designation:
() LSWD - Liquid and Solid Waste Disposal (**LSWD**)

4.10 Rural Use

4.10.1 Background

4.10.2 Objectives

4.10.3 Policies

4.10.1 Background

Rural Use (RD): This designation applies to lands not yet developed that may be developed for future additional village amenities, lake access or other opportunities. Un-subdivided or undeveloped lands are reserved in their interim use within the Resort Village until their future use may be determined.

In this land use designation, existing recognized land uses and developments will be provided for. No additional development is permitted that may jeopardize the future residential development of lands within the Resort Village and the sustainable management of Turtle Lake. Allowable development will require amendment to the OCP and Zoning Bylaw through a process of public consultation (Public Hearing).

Only where the proposed zoning, requested by the landowner, would be in conformity with the OCP shall the zoning of land from Rural Use to any other land use be considered.

4.10.2 Objectives

Council objectives will be to:

1. Provide for the possibility of future residential and commercial development within the Resort Village.
2. Guide development in areas not immediately required for urban uses and development but which may be required in the future.
3. Permit the current uses of lands within the Rural Use designation.

4.10.3 Policies

Council will:

1. Permit the subdivision of land only for those uses that may be allowed in the district as established by the Zoning Bylaw.
2. Current uses will be permitted while under the Rural Use designation.
3. The provisions of *Section 5.10 Subdivision* will apply.
4. The Zoning Bylaw shall include the following development zoning district:

() RD - Rural District

The intent is to retain (reserve) lands in their interim use within the Resort Village which are as yet not subdivided or are undeveloped land for possible future residential and or commercial development as guided by the OCP and implementing Zoning Bylaw.

Use of the Holding Symbol "H" may apply in this district:

- a. Heritage resource screening of the proposed area.
- b. Preparation of an approved concept plan (refer to Section 5.10.2 and 5.10.3).
- c. As a pre-condition, a beneficial development and service agreement for the Resort Village.
- d. Provisions for the protection of the water quality of the lake.
- e. Avoidance of critical habitat and protection of riparian areas.
- f. Avoiding hazards from ice push up areas along lakeside lands.

4.11 Annexation

This Resort Village initiated an agreement with the R. M. of Parkdale No. 498 to allow the village jointly with the cooperation of the rural municipality, to proceed with the annexation of mostly large acreage residential plus limited farm land acreage along the lakeshore (Figure 5 – Annexation Target Areas) between Sunset View Beach and Turtle Lake Lodge. (Inter-municipal Cooperation, SPI).

Once annexed into the Resort Village, those lands will be subject to the OCP and the Zoning Bylaw of the Resort Village.

- 1 Land annexed into the corporate limits of the Resort Village will require the application of the designation as Rural (RD) Use area subject to the OCP and Zoning Bylaw.
- 2 In the Zoning Bylaw, Rural District (RD zoning district) will be applied to the land intended for future development, with development control until the land is required for specific development and rezoned at the request of the landowner in accordance with the Official Community Plan.
- 3 Land in the Rural (RD) land use area or in Rural District (RD) Zone may be rezoned at the request of the landowner for residential uses and compatible development under the residential zoning designation,

when provision of municipal services has been clearly demonstrated to Council and where such additional development can be serviced in a cost-effective way.

- 4 Conditions may be applied to Rural District (RD) Zone or other zoning district designation under the "H" designation and removed after those conditions have been met (Section 71, *The PDA*) by amendment of the zoning bylaw.
- 5 In preparation for rezoning with a subdivision application, the Resort Village will require a concept plan to ensure new development areas will connect to and complement existing development and services.
- 6 Before entering into a formal subdivision process, the developer/proponent is encouraged to follow a pre-consultation non-binding process on development options (See: Section 5.10.3 of the OCP *Subdivision Process*).
- 7 Development Levis and Servicing Fees (Section 5.11 of the OCP) may be applied where required by Council.

4.12 Campground (Seasonal)

4.12.1 Background

4.12.2 Objectives

4.12.3 Policies

4.12.1 Background

Three types of campgrounds are identified to set the context on policy for recreation vehicle campgrounds in this Resort Village:

- The destination campground for prolonged visits.
- The enroute (transient) campground for short-term visitation.
- The combination campground catering to both of the above use types.

Development and operation of a *destination campground* is similar to operating a Resort Village, where staying longer, natural amenities and spaciousness are important considerations for campers treating their recreation vehicle (mobile dwelling) as a 'cottage' in an attractive setting.

A campground is placed on a parcel of land for several or more campsites to accommodate tents, trailers, recreational vehicles and park model trailers on a seasonal basis. A fee is paid for the use of campsite.

The distinction in allocation and use of land for recreational vehicles and the allocation of land for cottages is indicated by the uses placed on a campsite and on a titled site (parcel). A cottage is placed on a titled site in a cottage subdivision and each cottage property is assessed for property taxes.

A campground is usually on a larger titled surveyed site, or several sites, with each Recreational Vehicle (RV) assigned to one of several campsites that are not registered in the Land Registry Office of Information Services Corporation (ISC). The owner/operator of campground collects a fee set by the operator from each occupied campsite as part of the revenue stream. The operator remits an amount set by the Resort Village as an Alternative to Taxation for Trailers and Mobile Homes (*Section 306 Trailers and mobile homes, The Municipalities Act, 2007*).

History of campground developments in Resort Villages show that campgrounds that started out as seasonal campgrounds tend to become permanent location for RVs on campsite with accessory buildings, structures, permanent utility hook-ups, trailers modified by replacing wheels with blocks as well as permanent locations for cabins. This is usually followed by subdivision of campsites, often below minimum site standards for single dwellings, for individual ownership.

Some Resort Villages prohibit the placement of mobile homes/recreation vehicles on a titled cottage site in cottage subdivisions for reasons of lower "taxation" and resale value.

There are five campgrounds in as many locations with a total of 205 campsites on the west side of Turtle Lake, and a campground just outside east of the Resort Village.

Depending on the availability of annexed land and incorporation into the Resort Village, and market demand for camping, Council may consider campground as a discretionary use in a zoning district.

This part of the OCP parallels SPI to some extent in Tourism and Recreation and in Public Safety, SPI.

4.12.2 Objectives

Council's objectives will be to:

1. Provide for a seasonal campground in a newly annexed area.
2. Reduce land use conflicts, particularly with residential land use.
3. Protect the environment.
4. Require favorable heritage screening before approval of campground development.
5. Establish standards in the Zoning Bylaw for campground development.
6. Require the developer/proponent to enter into a development levy agreement with the Resort Village.
7. Prohibit development of land for mobile homes in the Resort Village.

4.12.3 Policies

Council will:

1. Require that the seasonal campground and campsites shall be managed as a single property and that all servicing and maintenance responsibilities rest with the management/operator of the campground.
2. Prohibit the conversion of the seasonal campground to full season campground or to a mobile home park.
3. The servicing of the campground shall be determined by a joint agreement between the management of the campground and the Resort Village.
4. Communal water and sewage disposal systems will require the approval of the responsible provincial authorities and agencies. (Public Safety, SPI).
5. Accessory uses such as recreational facilities, laundry and washrooms, campground office, a convenience store, and maintenance staff quarters for the use of seasonal camper residents shall be permitted under permit.
6. Land used for the seasonal campground may be placed as a discretionary use in a Conservation policy area and regulated by the Zoning Bylaw. Regulations will include suitable controls such as development permit requirement, permitted uses, accessory uses, development standards, vehicle circulation and parking requirements, management of trees and the natural environment, provisions for fire protection, and any other requirements.
7. Any site plan submitted to the Resort Village for consideration (application for development permit) should include hazardous areas (sloughs and drainage), existing and all proposed works, facilities, and structures, and the layout of campsites and roads.
8. The campground operator shall, by separate agreement between the operator and the municipality, arrange a scheduled annual inspection of the development with respect to identifying and acting on matters at variance with the above bylaws. The purpose of the agreement shall be to make provision to bring the development within the campground into compliance with minimum requirements (minimum separation between trailers, direct and convenient access from site to developed roadway, trailers and accessories, space provided for roadway, minimum site area) to ensure that any safety issues and non-compliance are resolved.

9. Notwithstanding (9) above, Council and its designated representatives will have right of access to campgrounds at all times to monitor and ensure compliance with bylaws, agreements, and relevant regulations.
10. Council may consult the fire department or other agencies for assistance in identifying fire safety and other safety related concerns. (Public Safety, SPI).
11. These campground policies also will include all applicable provisions of the Official Community Plan.

5.0 IMPLEMENTATION

- 5.1 Effect of Plan
- 5.2 Zoning Bylaw
- 5.3 Future Land Use Map
- 5.4 Boundaries of Zoning Districts
- 5.5 Amendment of the Zoning Bylaw
- 5.6 Contract Zoning
- 5.7 Use of the Holding Symbol "H"
- 5.8 Overlay Districts
- 5.9 Minor Variances to the Zoning Bylaw
- 5.10 Subdivision
 - 5.10.1 Subdivision Process
 - 5.10.2 Subdivision, Concept Plans and Phasing of Development
 - 5.10.3 Pre-consultation on Concept Plan for Future Development
- 5.11 Development Levies and Servicing Fees
- 5.12 Building Bylaw
- 5.13 Land Acquisition, Purchase and Lease
- 5.14 Peripheral Lands and Municipal Expansion
- 5.15 Inter-municipal and Inter-jurisdictional Cooperation
- 5.16 Village Works Program and Asset Management
- 5.17 Further Studies
- 5.18 Statements of Provincial Interest
- 5.19 Monitoring and Plan Update
- 5.20 Amendment or Repeal of Plan
- 5.21 Administration
- 5.22 Definitions
- 5.23 Severability of Provisions of the OCP and Zoning Bylaw

The principal means of implementing the OCP shall be the Zoning Bylaw No. ____ – 2021, to be adopted in conjunction with the adoption of this OCP.

5.1 Effect of Plan

1. This OCP must be adopted by bylaw of the Council in accordance with the public participation requirements of Part X of *The PDA*.
2. The legal effect concerning the objectives and policies of this OCP is set out in Section 40 of *The PDA* and in conjunction with this bylaw, pursuant to section 34 of *The PDA*; Council shall prepare and adopt a Zoning Bylaw for the Resort Village.

5.2 Zoning Bylaw

1. The purposes of the Zoning Bylaw shall be to implement the objectives and policies of the OCP to provide for the amenity of the area, and the health, safety and general welfare of the inhabitants of the Resort Village, through proper land use control.

2. The Zoning Bylaw will implement the land use policies described in this OCP by prescribing and establishing land use areas (zoning districts) for residential uses (**R1**) and (**R2**), commercial uses (**C**), recreational uses (**REC**), community services uses (**CS**), conservation uses (**CNS**), liquid and solid waste disposal (**LSWD**), and rural district (**RD**).
3. Regulations within each district will govern the range and intensity of uses, site sizes, setbacks, building locations and sizes and heights, site coverage, open space management, and any other factors of particular concern within the district.
4. Rezoning of land shall only be considered by Council when specific development proposals, subdivision applications and servicing agreements, where required, have been presented to and reviewed by the Council.
5. Premature re-zoning of land shall be discouraged.
6. Council may consider the addition of other districts if there is a special need for specific controls in a particular area.

5.3 Future Land Use Map

Land Use Areas are depicted on *Figure 4 - Land Use Concept Map* in Appendix A.

5.4 Boundaries of Zoning Districts

1. Unless shown otherwise, the boundaries of districts are lot lines, centre lines of streets, lanes, road allowances, railway right of way, shoreline of Turtle Lake, and the boundaries of the municipality.
2. In un-subdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the Zoning District Map of the Resort Village.
3. A district boundary shown following approximately the shoreline, row of trees, or road and trails shall be deemed to be at shoreline or the center line of the roads and trails, and move with any natural change in such natural features or centre line.

5.5 Amendment of the Zoning Bylaw

Council shall assess the proponent's application in relation to *Section 3.3 Evaluation Criteria for Land Use and Development Decisions* (which the proposal must address) when reviewing and making decisions on proposals to amend zoning regulations, amend the Zoning Bylaw, subdivide or develop land, or to alter the boundaries of the Resort Village.

Further, before arriving at a decision, Council may require additional information, such as certified technical/professional evaluation (for example, geophysical evaluation for building foundation) from the proponent. Council also may refer the proposal to other agencies for consistency with provincial and federal regulatory processes and guidelines.

5.6 Contract Zoning

Contract zoning may be considered by Council for site specific development situations and enter into an agreement for accommodating a rezoning request pursuant to Section 69 of *The PDA*, based on the following guidelines:

- *Section 3.3 Evaluation Criteria for Land Use and Development Decisions* of the OCP shall apply for review of application for rezoning by agreement.
- Rezoning will be used to permit a development which will not unduly conflict with adjacent legally permitted land uses within the proposed or adjacent zoning district.
- Council may limit uses of land and building, from those uses and buildings, set out in the requested zoning district.
- Rezoning to allow specific uses and implementation standards shall not be relaxed from those set out in the requested zoning district.

- The development will benefit the immediate area and the Resort Village.
- The request for rezoning must be accompanied by a description of the proposal and plans of uses of the land and location of buildings, site layout and external design, including parking areas, landscaping and entry and exit ways, lighting, and any other aspects of development, such as drainage and storm water management, that may affect the site and adjacent uses.
- Council may require the person (developer) to deliver a performance bond acceptable to Council to assure implementation of the agreement.

5.7 Use of the Holding Symbol “H”

The Holding symbol “H” (refer to section 71 of *The PDA*) may be applied to land use districts within the Resort Village limits intended for future development. The “H” designation will provide conditions for development, including detailed design, servicing and infrastructure development, or the satisfactory completion of any additional studies required by the Resort Village, until all conditions have been met. The holding symbol may be removed after conditions have been met; for example, meeting the lake access improvement criteria (off-site improvements for recreation) in a development or a service agreement.

5.8 Overlay Districts

Overlay zoning districts may apply additional regulations to specific land and are indicated on the Zoning District Map. These regulations add to the regulations contained in the conventional zoning district applicable to a site. Where the conventional district regulations applicable to a site appear to be in conflict with the overlay zone regulations, the Zoning Bylaw shall specify the additional regulations.

5.9 Minor Variances to the Zoning Bylaw

Pursuant to Section 60 of *The PDA*, Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in the administration of the bylaw and as a way of providing timely development decisions. The Zoning Bylaw will identify how the site standards may be varied. The Bylaw will also establish a procedure for processing and recording of minor variance applications.

5.10 Subdivision

This subdivision section relates to SPI’s policies in most aspects of Residential Development, Shore Land and Water Bodies, Public Works, Public Safety, and Inter-municipal Cooperation as indicated.

5.10.1 Subdivision Process

Subdivision, the breaking up of land into smaller legal units, is normally an integral part of the development process. Although the Director of Community Planning Branch, Saskatchewan Government Relations, is the approving authority for subdivisions in the Resort Village, Council has input into the subdivision procedure at two points:

1. Council provides comments to the Director on all applications for subdivision within the municipality. In reviewing all subdivisions, Council should consult this OCP to see whether the proposed development is consistent with the long-term goals of the municipality and the desired future pattern of development.
2. Council 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, Council has the power to directly influence subdivision and development in the municipality. Also, in the Zoning Bylaw, Council can establish minimum areas, frontages or depths, shoreline buffers and open spaces, as well as other standards that affect subdivision of land.

Before entering into this subdivision procedure, *Section 5.10.3* sets out a voluntary pre-consultation on planning for Future Development.

5.10.2 Subdivision, Concept Plans and Phasing of Development

The Resort Village directs the subdivision of land through the OCP and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the OCP and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands (for example, shoreland buffer/reserve), as well as exercise control over utility easements and leases.

Concept plans will be used to:

- Provide preliminary plans for proposed development.
- Guide the phasing of development.
- Identify street and lot layouts.
- Identify land uses and density of development.
- Determine any green spaces (open spaces), their shape and location (e.g., lakeside anchored dedicated lands).
- Determine the location and design of parks and pathways.
- Take into consideration the need for emergency evacuation from this forested village.

Development will proceed at a rate which meets residential and other land requirements. This will involve **phased development** that:

- Provides preliminary plans for proposed development.
- Occurs in an efficient and cost effective manner, taking into consideration the Resort Village's capital works program and financial capability.
- Ensures a choice of location for building sites.
- Is orderly and geographically continuous.
- Provides sufficient land so that market demands for land are met.

Whether or not there is a concept plan, Council may use a holding zone "H" symbol to identify the zoning districts associated with future phases of development. Before removal of the "H" symbol *to allow the next phase of development, Council will consider:*

- The degree of completion of the previous phase.
- The construction of necessary offsite infrastructure.
- The completion of specified items in a servicing agreement.
- The current demand for the new development.
- Compliance with requirement in the development permit.

5.10.3 Pre-consultation on Concept Plan for Future Development

This section is about pre-consultation between Council and the subdivision developer prior to entering into a formal subdivision process.

The general intent is to provide a framework for guiding the planning of the future development.

Context (concept plan):

Section 44 of *The PDA* provides for the adoption of a conceptual land use and development plan (concept plan) for an area without the details required for a subdivision plan, as long as the concept plan is consistent with the OCP.

The concept plan provides the applicant (subdivision developer) an opportunity to identify development options for Council's review before investing in detailed subdivision plans. This concept plan will assist in:

- Arriving at a subdivision development plan for the site area;

- Identifying additional constraints and opportunities;
- Identifying appropriate regulatory considerations; and,
- Responding to community development requirements of the Resort Village set out in the OCP and Zoning Bylaw, and servicing agreement requirements prior to development.
- As mentioned previously (refer to section 4.1.3. 4), dedicated lands along the lakeside shall not be sold or exchanged for other areas, nor will the developer defer the obligation of dedicated lands in proposed developments adjacent to a waterbody.

Response to the concept plan is a non-binding process between Council and the proponent of the development, who is to respond to development requirements of the Resort Village with the presentation of schematic plans. Schematic plans will show a variety of site development options/alternatives with an innovative site plan combined with green infrastructure, open space for the resort community (connectivity alternatives and access to lake shore and open spaces from the back row of cottages), accompanied by an analysis of the strengths (keeping natural drainage patterns, minimum site clearing and grading) and limitations of each option.

After this, a more detailed subdivision plan will require the approval of the subdivision approving authority (Director of Community Planning Branch, see *Section 5.10.1 Subdivision Process*), with input from Council, before the subdivision of lands for lots.

The purpose of the concept plan is to establish policies concerning future resort residential development in the Rural District (RD) as follows.

Residential development:

- a. Creation of additional sites for single-dwelling cottages and for multiple single dwelling as a discretionary mixed use identified in the concept plan will occur in stages in response to market demands. (Residential Development, SPI).
- b. Before applying for a development permit, applicants should note that Minimum Building Elevation areas vary by location around the lake. Individuals are expected to determine the relevant Minimum Building Elevation by making a request for a specific location from The Saskatchewan Water Security Agency. (Public Safety, SPI).
- c. Any stage of residential development along the lakeshore shall include both lakeside, backshore parcels, and lakeside anchored dedicated lands, at the same time.
- d. Lakeshore development that only subdivides or develops on one side of the road (lakeside linear cottage subdivision) will be avoided.
- e. All subdivisions, shoreline and inland (back row lots), will be in the form of clusters with open space connectors to the shoreline and open spaces.
- f. All development shall have access to year-round access roads and shall have ingress and egress for emergency vehicles. (Public Safety, SPI).
- g. Design criteria will create a sense of rural residential character, direct vehicular flow and provide front lot access.
- h. Each cluster of lots will be anchored by green spaces to provide a park-like setting, open space amenities, and pedestrian access to the lakeshore.
- i. Potable water source to all residences in the new subdivision will either be an all season water distribution or wells (or rely on hauling water) on each property.
- j. Sewage disposal for the new subdivision development will either be an all-season pipeline/collector or a holding tank on each property with delivery to an approved sewage lagoon. (Public Works, SPI).
- k. Power and telephone utilities to each property will be underground.
- l. Streets will be to all-weather standard, either graveled or paved.

Shoreline setback:

- a. A lakeshore land area (with suitable offshore depth) will be set aside, away from critical fish habitat and the swimming area, for boat access to the lake for resort residents and guests. The preferred location is to be determined after site investigation. (Biodiversity and Natural Ecosystems, SPI). The shoreline setback will be 90 m (300 ft.) or more from the high water mark (or top of the bank) along 150 m shoreline, to accommodate a boat launch area with sufficient space for dedicated pull-through car and boat trailer parking, maneuvering area at launch site, and boat ramp and pier.
- b. For undeveloped (un-subdivided) shore lands shoreline setback, lot development will be 30 m (100 ft.) or more in depth from the top of the bank (or high water mark) and 15 m (50ft.) either side of creeks or ephemeral streams that flow after rainfall or spring thaw, as a buffer and an environmental reserve along the shoreline. (Shore Land and Water Bodies, SPI) These lands are considered part of the municipal infrastructure.
- c. Sufficient lakeshore and backshore will be set aside for a swimming area, away from the boat launch for reasons of safety, as determined by Council.
- d. For safe waterfront operations, boating and swimming areas shall be separated.
- e. With due regard for protection of riparian areas (fish habitat), access points (fishing spots, beach, and boat launch) to the lakeshore may be located conveniently to provide resort residents access to the lakeshore and trail corridors. (Biodiversity and Natural Ecosystems. Recreation and Tourism. - SPI).

5.11 Development Levies and Servicing Fees

Part VIII - Development Levies and Servicing Fees of *The PDA* makes provisions for their respective use to implement the principle that the development should bare the capital costs to the municipality created by its construction. In accordance with Section 168 of *The PDA*, "capital cost" means the municipality's estimated cost of providing planning, engineering, construction, and legal services that are directly related to the matters for which development levies and servicing agreement fees are established, in accordance with Sections 169 and 172 of *The PDA*, as the case may be.(Public Works. – SPI)

5.11.1 Development levy bylaw and development levy agreement

1. Consistent with Section 169 of *The PDA*, Council may, by a separate bylaw, establish development levies to recover all or a part of municipal capital costs of services and facilities arising from the development, directly or indirectly associated with, and for such purposes as providing, altering, upgrading sewage, water or drainage works, roadways and related infrastructure, parks, and recreation facilities. The levies in the development levy must be based on studies of costs by a professional engineer or other professional competent discipline for the municipality that identify the current and future municipal servicing and recreational requirements. Adoption of a development levy bylaw must be in accordance with the public participation requirements of Part X of *The PDA*. Then the municipality shall submit the bylaw to the Minister for approval.
2. In accordance with Subsection (2) of Section 171 of *The PDA*, where Council has passed a development levy bylaw pursuant to Section 169, by resolution the Council may require the developer to enter into a development levy agreement.

5.11.2 Servicing agreement

1. Pursuant to Section 172 of *The PDA*, if there is a proposed subdivision of land, Council may require a subdivision applicant to enter into a servicing agreement to provide for services and facilities that directly or indirectly (off-site services) serve the subdivision. The agreement will ensure that municipal standards are met for capital works and that such infrastructure development costs are borne by the developer.

2. Subsection (3) of Section 172 of *The PDA* identifies what the servicing agreements may contain.
3. Council will establish standards to which public improvements will be designed and constructed. Where appropriate, public improvements will be designed by a licensed practicing professional engineer in Saskatchewan.
4. Where Council, by resolution, requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority (the Community Relations Branch of Saskatchewan Government Relations).
5. If required by the municipality, an applicant for subdivision approval shall enter into a servicing agreement within 90 days from the day the municipality receives the subdivision application. If the servicing agreement is not entered into within the time specified, the application shall be rendered null and void.
6. Appeal of the requirement for an agreement, or the terms of an agreement, can be made to The Saskatchewan Municipal Board (Section 176 of *The PDA*).

5.12 Building Bylaw

In accordance with *The Uniform Building and Accessibility Standards Act*, the Resort Village will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits. Provisions for occupancy permits and inspections may be included in the building bylaw.

5.13 Land Acquisition, Purchase and Lease

In accordance with *The Municipalities Act, 2010*, Council may purchase land for urban development. In this regard, Council may consider the purchase of land for subdivision or development to facilitate residential development, including public facilities and appropriate land management.

5.14 Peripheral Lands and Municipal Expansion

5.14.1 Background

The R. M. of Parkdale No. 498 has the adjacent wetlands and high shoreland capability for residential development south of the Resort Village (Crosby Hanna & Associates, 2017. *Turtle Lake Lakeshore Management Update. Rural Municipalities of Parkdale No.498 and Mervin No. 499*). Most of this land is zoned Large Acreage Residential and some as Agriculture in the R.M. of Parkdale No.498.

New subdivision development outside the Resort Village in the R. M. of Parkdale No. 498 and the R. M. of Mervin No. 499, would unfavourably affect existing infrastructure capacities (main access road, solid waste transfer site and liquid waste (lagoon), land uses, servicing requirements, and impact on facilities inside the Resort Village.

Should development be considered next to and near the Resort Village, there is a need to adhere to setbacks from the village boundary and/or to bring such areas under village control while assuring continuation of existing land uses. It is important that the Resort Village maintains effective communication with the R. M. of Parkdale No. 498 and the R. M. of Mervin No. 499, to avoid adverse impacts on the Resort Village. (Inter-municipal Cooperation – SPI)

5.14.2 Objectives

Council's objectives are to:

1. Safeguard municipal village amenities, land uses, and existing infrastructures and services from incompatible land uses.
2. Alter the Resort Village boundary, where required, based on need and the orderly development of land uses and services.

3. Consult with the adjacent rural municipalities and property owner communities on village amenities, land uses, infrastructures and services, and other areas of common interest.

5.14.3 Policies

Council's policies are:

1. Referrals from the R. M. of Parkdale and the R. M. of Mervin and others on development proposals on nearby municipal lands will be evaluated according to *Section 3.3 Evaluation Criteria for Land Use and Development Decisions* and the following guidelines:
 - The potential for land use conflict and compatibility with adjacent development.
 - The impact on land use, existing and future.
 - The effect on the Resort Village's amenities, land uses, and existing municipal infrastructures and services.
 - The impact on lake management and development capacity allocation to the Resort Village.
 - The effect on inter-municipal agreements for services to the Resort Village.
2. The Rural District (RD) zoning district will be applied to land intended for future development, with development control until the land is required for specific development and rezoned in accordance with the OCP.

5.15 Inter-municipal and Inter-jurisdictional Cooperation

1. Council is involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (waste water and solid waste disposal, fire protection, recreation, health care, emergency services, and lake stewardship planning along Turtle Lake).
2. The Resort Village will continue to work in partnership with other jurisdictions, agencies, and other communities as a means of providing and sharing services effectively and efficiently.
3. Council will support background studies with neighbouring municipalities which are aimed at ensuring that development on Turtle Lake enhances and protects the environment of the lake for all its users.
4. Council will participate on the Turtle Lake Watershed Inc. (2004), a non-profit corporation dedicated to maintaining a healthy aquatic ecosystem within Turtle Lake. (Inter-municipal Cooperation – SPI).

5.16 Village Works Program and Asset Management

Facilities and services that are the responsibility of Council shall only be provided in accordance with the goals, objectives, and policies of this OCP to ensure the effective and efficient control of development and public spending. (Public Works – SPI).

Council will embark on the development of an infrastructure or asset management plan and by separate bylaw adopt and submit it to the Minister according to Section 30.2 of *The PDA, 2007*.

Priorities for the provision of such developments and services will be established through a five-year capital budget program with the object of ensuring an adequate level of village services and facilities supported by the ratepayers. Projects shall be listed in order of priority with cost estimates and the anticipated means of financing each project.

Major facilities and increases in services requiring an increase in mill rates shall only be undertaken after the opportunity for public comment has been given to the ratepayers/electorate of the Resort Village.

5.17 Further Studies

When required, Council will undertake or participate in such studies or programs as required for facilitating and supporting the development of the Resort Village.

5.18 Statements of Provincial Interest

This OCP was developed including applicable provincial land use policies and statements of provincial interests. Implementation and plan update, Zoning Bylaws and subdivision bylaws, insofar as practical for the Resort Village, will be in conformity with *The Statements of Provincial Interest Regulations* (Chapter P-13.2 Reg. effective March 29, 2012) and in cooperation with provincial agencies.

5.19 Monitoring and Plan Update

1. The OCP establishes the policies that are expected to meet anticipated residential, recreational, and municipal service needs within the financial and servicing capabilities of the community. These policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of the OCP in meeting the overall community objectives, Council will monitor plan implementation and evaluate the appropriateness of this document and its policies.
2. In order to assure that the OCP is relevant to changing community needs, it shall be reviewed and updated at least every five years.

5.20 Amendment or Repeal of Plan

The OCP may be amended if determined desirable by Council. Amendments may also be proposed by developers and the public to facilitate specific development proposals. Council will consider such requests based on:

- Appropriate community development and public interest.
- Overall community objectives as established by the OCP.

As prescribed in Section 39 (3) of *The PDA*, requests for amendment or repeal of official community plan to the Minister must be accompanied by a cost-benefit analysis to demonstrate impacts and benefits to the Resort Village and surrounding communities.

Council may, in the Zoning Bylaw or by a separate fee bylaw, prescribe a schedule of fees to be charged for the application, review, advertising and issuance of a development permit, a discretionary use, a minor variance, and an amendment to the OCP or Zoning Bylaw.

5.21 Administration

1. This OCP is binding on Council and all development and land use in the Resort Village.
2. Neither the Council nor the Development Officer/Village Clerk nor the public, as the case may be, shall initiate any works that would prejudice or impede the realization of the OCP.

5.22 Definitions

1. The definitions of the Zoning Bylaw also shall apply to this OCP.
2. In order to provide for flexibility in the interpretation of the text and maps of the OCP, it is intended that all figures, numbers, and quantities shown in the OCP be considered to be approximate, and that minor changes will be permitted without amendments to the OCP, provided that they do not affect the intent of the OCP.

5.23 Severability of Provisions of the OCP and Zoning Bylaw

1. The provisions of the OCP of the Resort Village are deemed to be severable and, if any provision is determined by a court to be invalid or inoperative, it does not render the remaining provisions invalid or inoperative (Section 33 of *The PDA*).
2. If Council has not passed a Zoning Bylaw pursuant to *The PDA*, Council, in adopting this OCP, shall by separate bylaw pass a Zoning Bylaw in accordance with *The PDA*.

- 3. Council shall ensure that the Resort Village's Zoning Bylaw is consistent with the OCP of the Resort Village Turtle View, and any part of a Zoning Bylaw that is inconsistent with the OCP has no effect insofar as it is inconsistent (Section 34(2) of *The PDA*).

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Ministerial Approval

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Council Resolutions and Actions

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6.0 REPEAL AND EFFECTIVE DATE OF OFFICIAL COMMUNITY PLAN BYLAW

6.1 Ministerial Approval

This Official Community Plan for the Resort Village of Turtle View 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 Government Relations.

This bylaw repeals that part of Basic Planning Statement of the Rural Municipality of Parkdale No. 498, Bylaw No. 3-06 and all of the amendments to that bylaw pertaining to the land of former Organized Hamlet of Turtle Lake Lodge and the Organized Hamlet of Indian Point and Golden Sands in the Rural Municipality of Parkdale No. 498 now occupied by the Resort Village of Turtle View.

6.2 Council Readings and Adoption

Introduction this 20th day of March 2021

Read a first time this 20th day of March 2021

Read a second time this 14th day of August 2021

Read a third time this 14th day of August 2021

Adoption of Bylaw this 14th day of August 2021



 MAYOR



 ADMINISTRATOR



Ministerial Approval _____

Date _____





 Joe Jozsa, RPP and MCIP
 Registered Professional Community Planner of Saskatchewan

APPROVED
 REGINA, SASK.
 FEB 09 2022

 Minister of Government Relations

APPENDIX A: FIGURES

Figure 1 - Regional Context

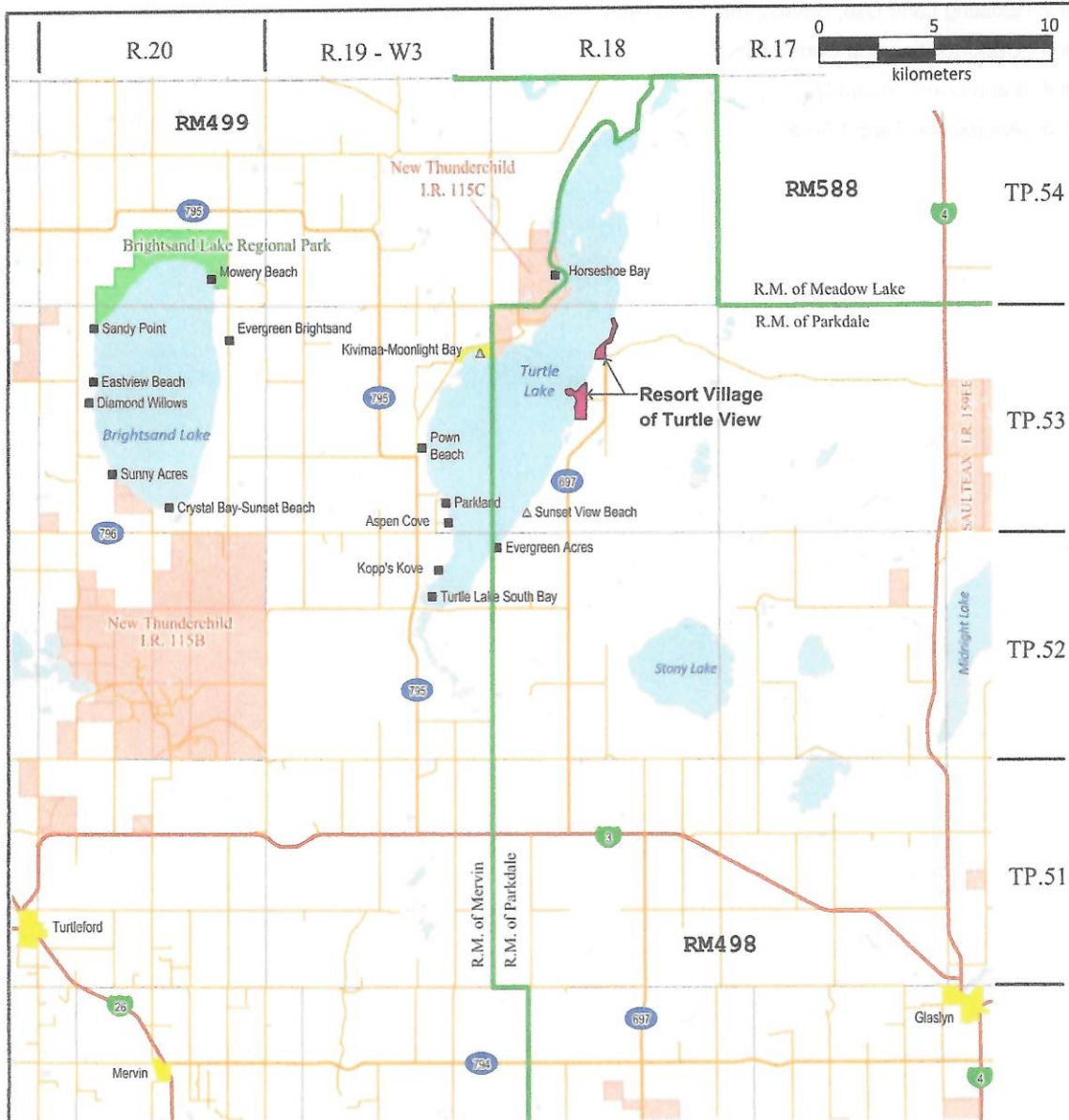
Figure 2 - Existing Land Use, Development and Dedicated Lands

Figure 3 - Opportunities and Constraints

Figure 4 - Land Use Concept Map

Figure 5 - Annexation Target Areas





The Resort Village of Turtle View
Saskatchewan
Official Community Plan

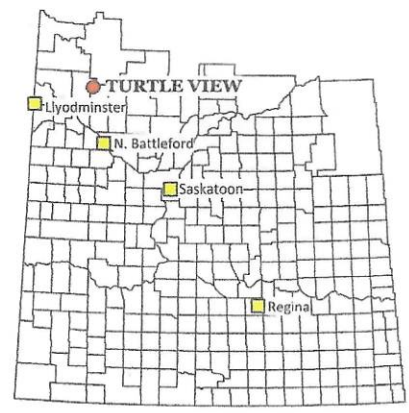
APPENDIX A: Figure 1 - Regional Context

- Location
- Resort Village of Turtle View - Turtle Lake Region

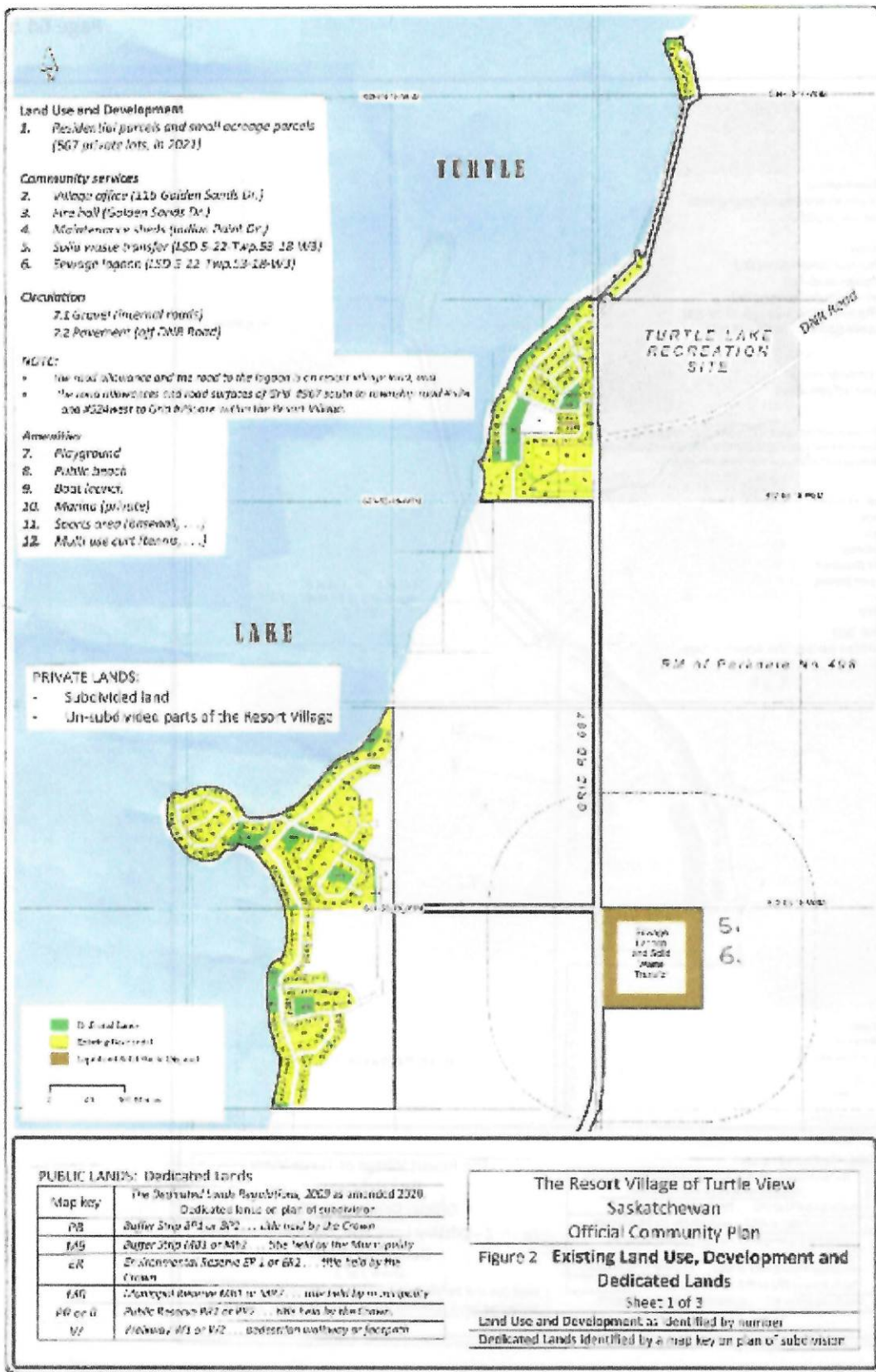
OFFICE LOCATION:
#116 Golden Sands Drive
The Resort Village of Turtle View
Phone: (306) 845-1440

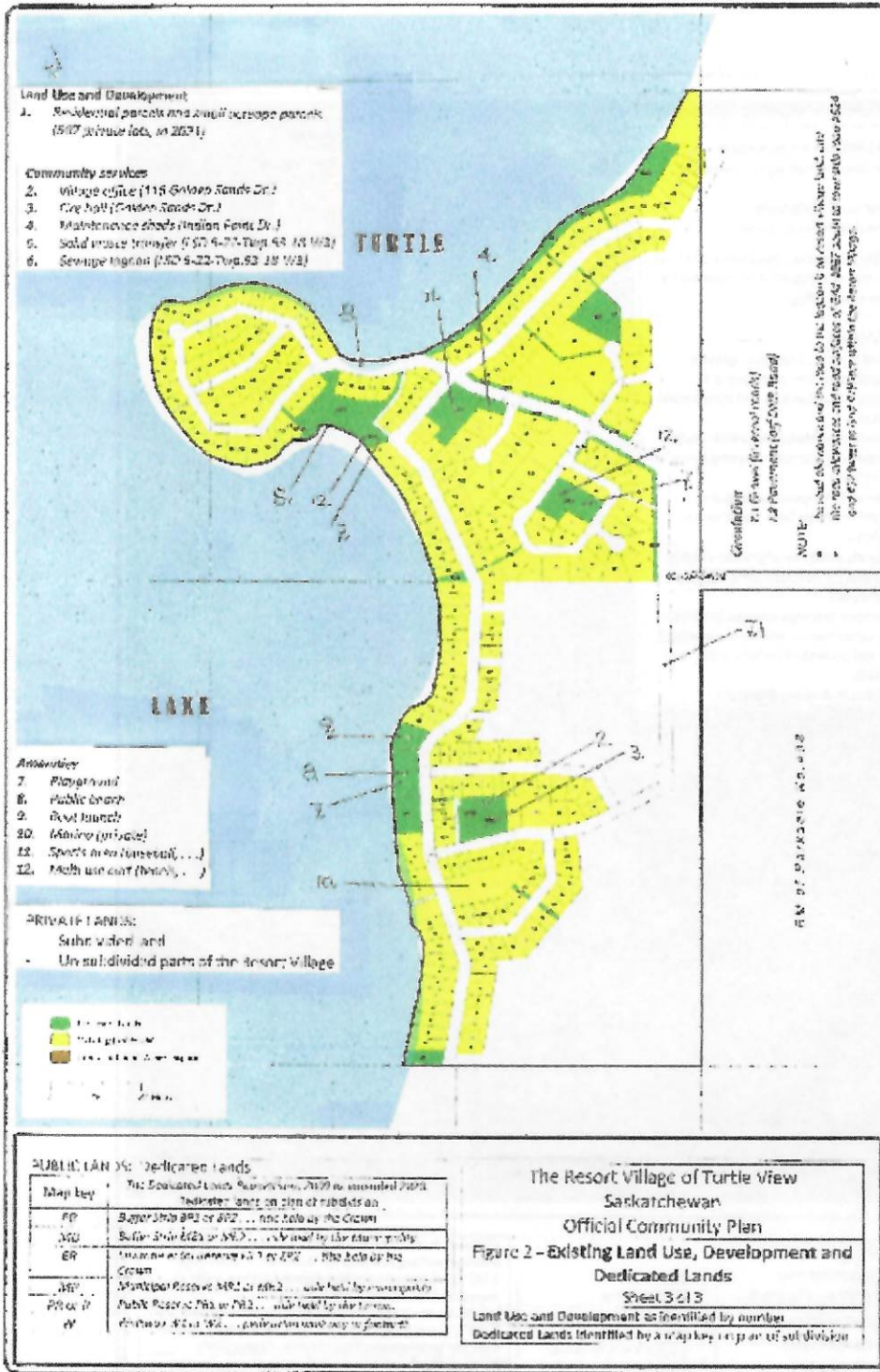
MAILING ADDRESS:
The Resort Village of Turtle View
P.O. Box 370
Livelong, SK, S0M 1J0
Email: resortvillage.turtleview@xplornet.com
Website: www.rvturtleview.com

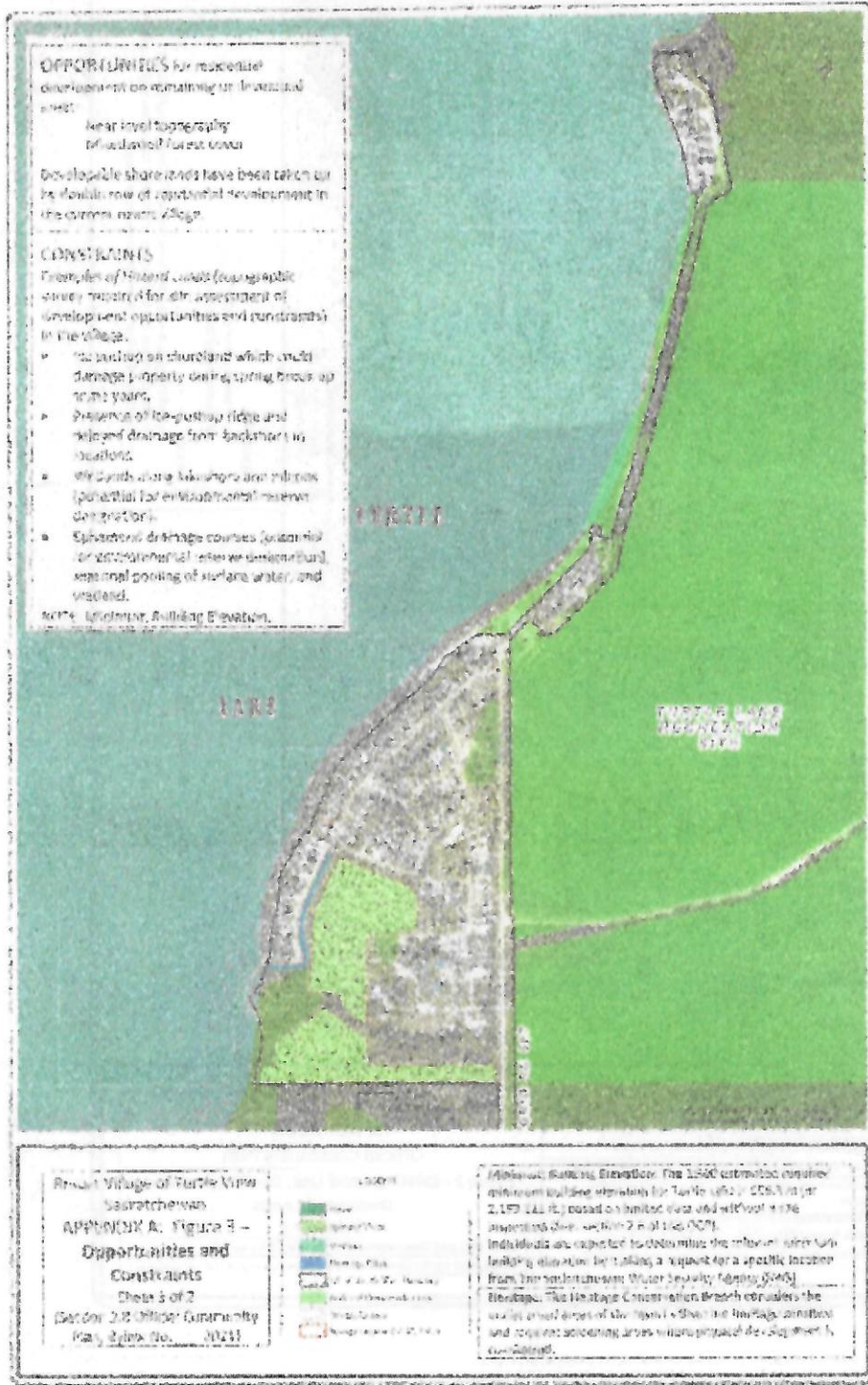
Map Scale: 1:250,000 Date: Sep. 2020



Location Map
Not to Scale

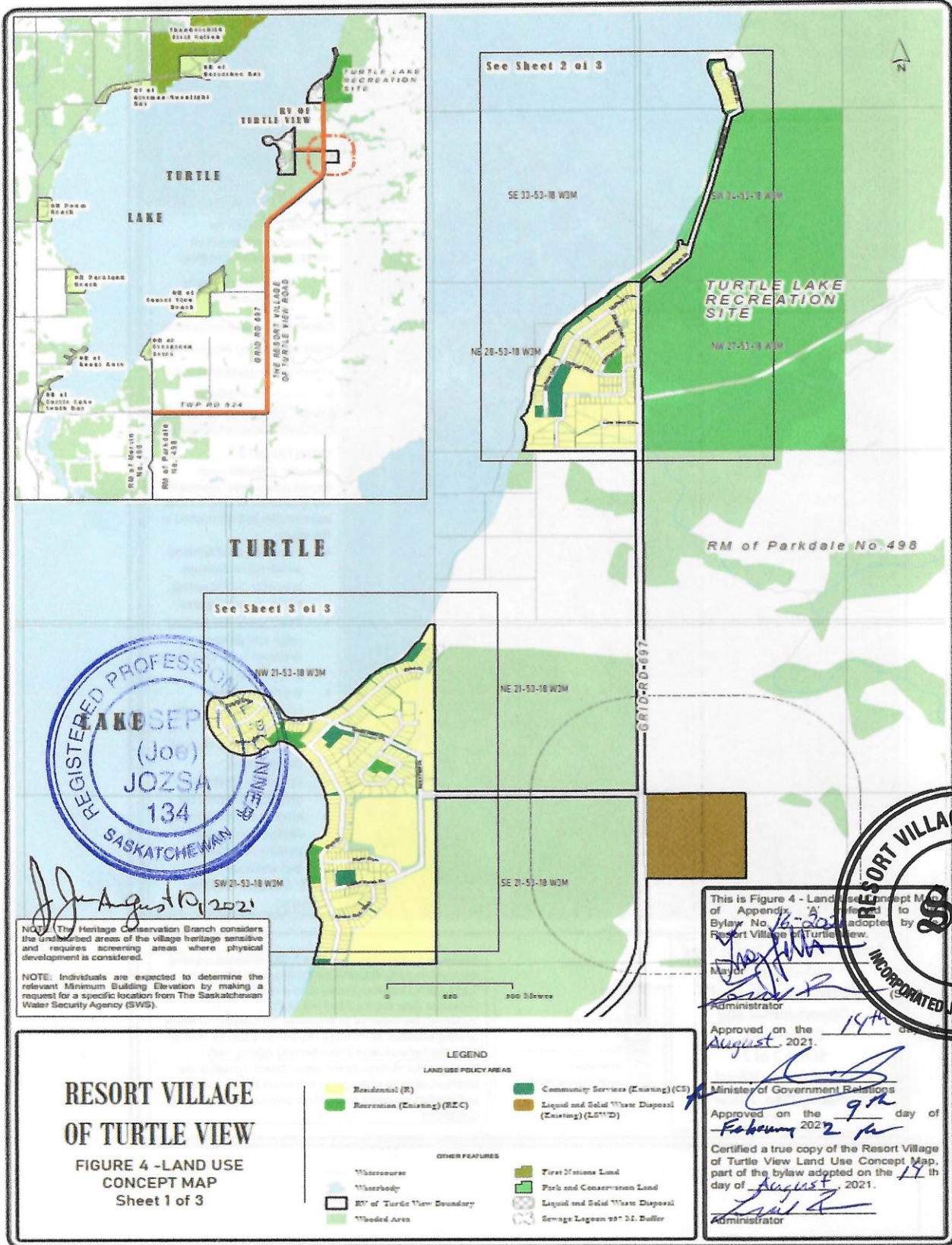




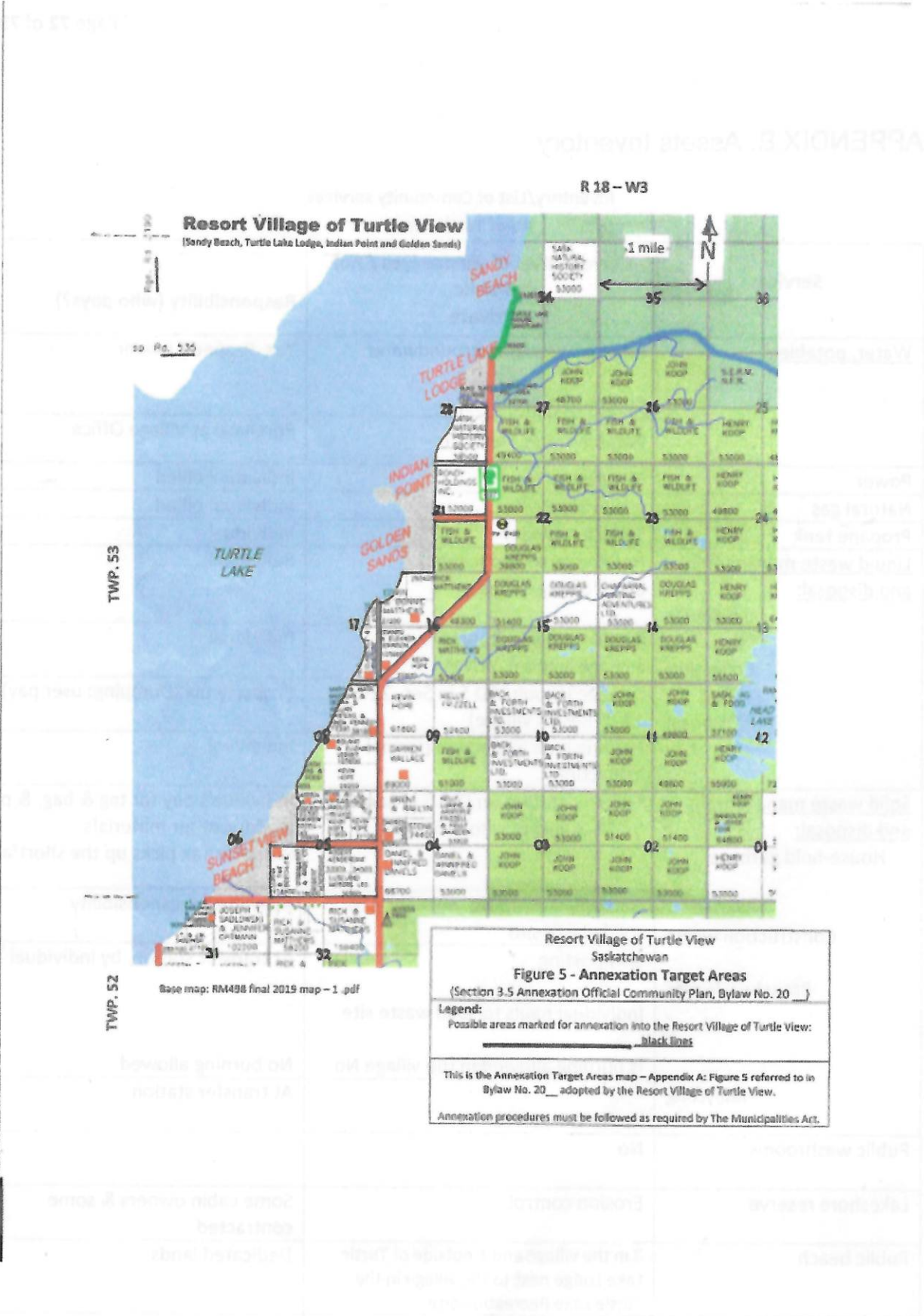


Report: Village of Turtle View
 Searcher was
**APPENDIX A: Figure 3 –
 Opportunities and
 Constraints**
 Sheet 3 of 2
 Section 2.8 Village Community
 Policy Book No. 00333









APPENDIX B: Assets Inventory

Inventory/List of Community services RV of Turtle View

Service	Current level of service (yes / no) Public Private	Responsibility (who pays?)
<u>Water, potable:</u>	Private wells from groundwater	Yes, Property owner.
	Community wells No	
	Potable water Yes	Purchase at Village Office
Power	SaskPower Yes	Individual billed
Natural gas	It is available Yes	Individual billed
Propane tank	Service provider	Individual
<u>Liquid waste management and disposal:</u>	Holding tank (septic tank) on all cottage sites	Individual
	Sewer Collection Service provider (pump out to sewage lagoon), private	Individual
	Disposal Sewage lagoon LSD 5 in Sec. 22-53-18-3 (Resort village)	Property tax (Dumping: user pay)
	Holding tank inspection (formal inspection)	Individual
<u>Solid waste management and disposal:</u>	House-hold garbage Transfer station on LSD 5 in Sec. 22-53-18-3 (inside resort village)	Individuals pay for tag & bag, & per load for other materials Property Tax picks up the shortfall
	Construction waste Garbage pick-up No. Individual to solid waste site	Individual's responsibility
	Branches, leaves Composting Individual hauls to solid waste site	At transfer station, by individual
	Recycling Is burning allowed in the village No	No burning allowed
	In the Village Yes	At transfer station
Public washrooms	No	
Lakeshore reserve	Erosion control	Some cabin owners & some contracted
Public beach	3 in the village and 1 outside of Turtle Lake Lodge next to the village in the Turtle Lake Recreation Site	Dedicated lands

<u>Boat launch:</u> Boat mooring and piers	Boat launch, public Yes, two (2)	Property Tax
	Private piers Yes	Individual
	Any public piers Yes, two (2).	Property Tax
Ice fishing access (Public)	Yes, at three (3) places	
Sports field	Yes	Property Tax
Tennis court	Yes	Property Tax
Recreation programs Community volunteerism	<i>Not yet, thinking of a future volunteer sports committee</i>	
Dry land storage of boats and boat trailers:	Some	
<u>Streets/Roads:</u>	Gravelled (internal roads) and Paved 1.7 miles Back lanes No	Property tax
Snow clearance	Snow clearance on village roads Yes	Property tax
	Snow clearance on driveways No	Individual
Storm water drainage Open ditches	Grass lined swales. Yes Yes	Property tax
Street lights	Yes	Property tax
<u>Fire protection:</u>	Joint effort with Meadow Lake Fire Department	Property tax
<u>Fire hall</u>		
<u>Volunteers:</u>	Some	
<u>Fire truck/pumper:</u>	First Response Equipment	
Emergency Measures	Will have plan in the future	
Building inspection	Inspector, contracted	Individual
Bylaw enforcement	No, future	
(Nuisance animals – dogs, beavers . . .)	Some beavers and some dogs	
Policing	Yes. Annual fee to RCMP	Property tax
Library	Library membership Yes	Property tax
School	School bus service to Turtleford	Property (education) tax
Medical services	Some service in Turtleford and in Meadow Lake	Individual
Maintenance yard/buildings	Yes	Property tax