

RESORT VILLAGE OF MISTUSINNE

OFFICIAL COMMUNITY PLAN

BYLAW NO. 08-10

(Third Reading and Adoption on March 26, 2011)

**THE RESORT VILLAGE OF MISTUSINNE
BYLAW NO. 08-10**

A bylaw of The Resort Village of Mistusinne to adopt an Official Community Plan in accordance with Part IV, Division 1 of *The Planning and Development Act, 2007*.

Whereas the Council of the Resort Village of Mistusinne has authorized the preparation of an official community plan for the resort Village in consultation with Mr. Joe Jozsa MCIP, PPS, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* (the Act); and

Whereas Section 35 of *The Planning and Development Act, 2007* provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of the Act; and

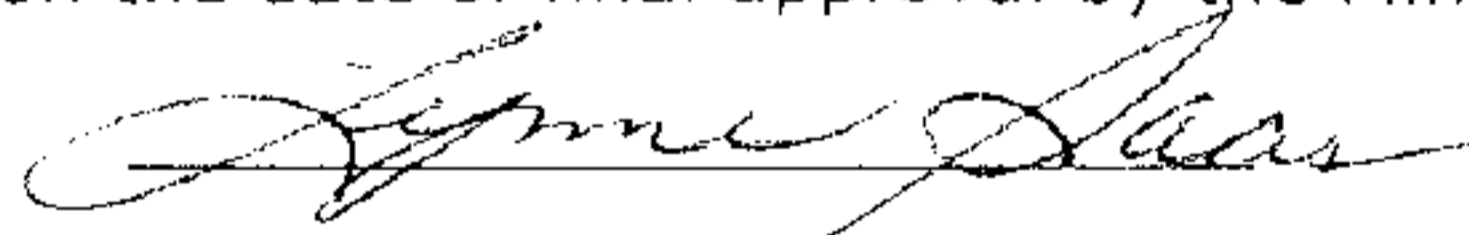
Whereas *The Saskatchewan Watershed Authority Act, 2005* provides in Section 46 that Council may pass bylaws respecting use and control of land;

Whereas, in accordance with Section 207 of *The Planning and Development Act, 2007*, the Council of the Resort Village of Mistusinne the Council has complied with Part X of *The Planning and Development Act, 2007* in providing for public participation in adoption of this bylaw in 2010;

Therefore, the Council for The Resort Village of Mistusinne in the Province of Saskatchewan, in an open meeting hereby enacts as follows:

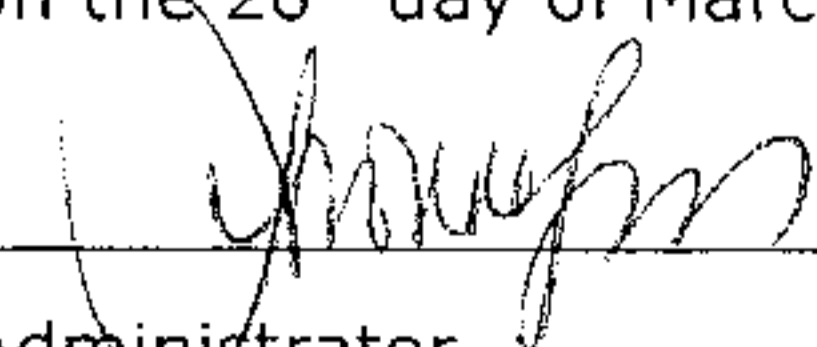
1. This bylaw may be cited as "The Resort Village of Mistusinne Official Community Plan Bylaw".
2. The Official Community Plan of the Resort Village of Mistusinne is adopted to provide a framework guide and evaluate future development within the Municipality, as shown on Schedule A, attached to and forming part of this bylaw.
3. Bylaw No. 04-09 is hereby repealed.
4. This bylaw shall come into force on the date of final approval by the Minister.




MAYOR


ADMINISTRATOR

Certified a True Copy of
Bylaw No. 08-10 adopted by Council
on the 26th day of March, 2011.



Administrator

SCHEDULE "A" to

Bylaw No. 08-10

**THE RESORT VILLAGE OF MISTUSINNE
OFFICIAL COMMUNITY PLAN**

Prepared March, 2009

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This is Schedule A as
attached to and forms
part of Bylaw No. 08-10, The
Resort Village of Mistusinne
Official Community Plan.

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Acknowledgments

PART ONE - BACKGROUND

1.1 INTRODUCTION

This Official Community Plan (OCP) is adopted under *The Planning and Development Act, 2007*, to provide goals, objectives and policies to guide the development and use of land within the Resort Village. This Official Community Plan and the Zoning Bylaw will be passed under *The Saskatchewan Watershed Authority Act, 2005* respecting the use and control of land for lands within the Lake Diefenbaker Reservoir Development Area.

The OCP was shaped through an extensive consultation of ratepayers and residents to guide future decision-making regarding future land use, development, services, and amenities for the benefit of ratepayers.

The general development policies, objectives and policies in the OCP reflect the values of the ratepayers and residents. All new bylaws, programs and works undertaken must be consistent with the implementation of the OCP in accordance with *The Planning and Development Act, 2007*. However the OCP does not require Council of the Resort Village or any other organization to undertake or approve any project or program identified in the OCP. Council may consider carrying out a project or program when financial resources have been allocated during the annual budgetary process and ratepayers have been consulted.

Implementation of OCP policies requires the adoption of zoning bylaws and other tools of implementation. The policies and land use designations (land use districts) in the OCP may be changed. These changes require public consultation of ratepayers in accordance with *The Planning and development Act, 2007*.

1.1.1 Authority, Purpose and Content

The Council of the Resort Village of Mistusinne has authorized the preparation and adoption of this Official Community Plan in accordance with Sections 29 and 32 of *The Planning and Development Act 2007*.

The purpose of the Official Community Plan is to provide guidance to the Resort Village Council, the Development Officer, and the citizens of the Resort Village in making decisions on land use, development and environmental management affecting the Resort Village for up to 15 years. The Official Community Plan should be reviewed at regular intervals of 5 – 10 years to ascertain progress towards achieving the purpose, goals and objectives (or earlier if the majority of citizens request such a review). Reviews may also occur at an earlier date in the case of a request made by the majority of citizens.

Content of an Official Community Plan, in accordance with section 32(1) of *The Act*, must incorporate, insofar as is practical, any applicable provincial land use policies and statements of provincial interest.

1.1.2 Plan Preparation and Community Engagement

Section 29 (1) of *The Planning and Development Act, 2007* authorizes the Council to prepare and adopt an Official Community Plan. The planning process included public participation in accordance with requirements of section 35 of *The Act*:

- As a result of a Council survey to ratepayers in the summer of 2006, a number of concerns were identified.
- On September 8, 2006, Council authorized the preparation of a Basic Planning Statement (Official Community Plan) and Zoning Bylaw for the Resort Village of Mistusinne.
- Council invited community members to volunteer for a Reference Committee on Community Planning, resulting in 27 households being represented (See: Acknowledgements). The Reference Committee on Community Planning was endorsed by Council to address all aspects of the functioning of the Resort Village.

- Other committees were established around pressing issues to provide input to Council and to feed information to the Reference Committee. These were the five ad-hoc committees (Water Committee, Beach and Waterfront Committee, Golf Committee, Maintenance Committee, Non-licensed Motorized Vehicles Committee) and three standing committees (Emergency Response Committee, Recreation and Social Committee, and Friends of Trees Committee). All these committees provided input that was forwarded to the Reference Committee.
- The Reference Committee, reporting to Council, held a series of eleven meetings from October 2006 to February 2009. Meetings were advertised in community newsletters. Membership in the Reference Committee and attendance at its meetings were kept open to all ratepayers.
- On May 17, 2008, the Reference Committee held a community forum on the proposed interim plan recommendations to Council with over 60 community members in attendance. Members of the reference group led the workshop sessions. Community input was incorporated into the plan recommendations to Council.
- During the spring of 2009 Council conducted public hearings regarding the Official Community Plan and the Zoning Bylaw.

As required, this Official Community Plan was prepared in consultation with Mr. Joe Jozsa MCIP, PPS, a professional community planner, pursuant to Section 29 (2) of *The Planning and Development Act, 2007*.

1.1.3 Scope

The objectives and policies of this Official Community Plan shall apply to lands within the incorporated area of the Resort Village. Policies aimed at future development of areas outside the Resort Village will only apply if such areas are annexed to the Village. With regards to policies on areas of mutual interest beyond the current limits of the Resort Village, Council will work with neighboring rural municipalities and villages and particularly Saskatchewan Environment, the Saskatchewan Watershed Authority and other appropriate Government of Saskatchewan Departments.

The legal description of the boundaries of the Resort Village of Mistusinne is as follows:

All that portion of Section 20 and Section 29, in township 24, in range 4, west of the 3rd meridian, lying between north bank of Lake Diefenbaker and south of the Canadian Pacific Railway right-of-way as shown on registered Plan No. 67-MJ-11017 and south-west of the south-western boundary of the surveyed road (Provincial Highway No. 19) as shown on a plan of survey of record in the Land Titles Office for the Moose Jaw Land Registration District as No. 61 MJ 05158.

1.1.4 Applicable Land Use Policies and Interests

The Resort Village is within the Lake Diefenbaker Reservoir Development Area (Appendix A: Figure 1 – *Land Use Districts and Reservoir Development Area*). Section 46 of *The Saskatchewan Watershed Authority Act, 2005* describes the ability of a municipality to pass bylaws respecting development within a Reservoir Development Area of Lake Diefenbaker. Applications under *The Planning and Development Act*, for subdivision of land and for development permits within the reservoir development area require the approval of the Saskatchewan Watershed Authority (Section 31 of *The Reservoir Development Area Regulations*).

The Resort Village (except for the private cottage lots) is on Crown land administered by Saskatchewan Environment. This OCP designates Crown lands for future use. Before use of these lands is made, the Resort Village is required to make application to Saskatchewan Environment. As a condition of a 20-year Crown land lease from Saskatchewan Environment, the Resort Village must abide by the provisions of 15 provincial acts (examples: *The Provincial Lands Act, The Fire Prevention Act, The Prairie and Forest Fires Act, The Wildlife Act, The Water Users Act, The Public Health Act* and so on) and their regulations.

1.2 THE RESORT VILLAGE AND REGIONAL CONTEXT

1.2.1 Development History

In 1967 the Department of Natural Resources surveyed the Mistusinne Townsite into 250 lots (238 cottage and 12 commercial lots). The Department leased and then sold the cottage lots and administered the townsite with advisory input from a Cottager Owners' Committee until August 1, 1980 when the townsite became a Resort Village under *The Urban Municipalities Act*. The new Council agreed to discontinue the intended commercial use of the 12 lots in return for joint fire protection from the Village of Elbow, retaining 5 of the 12 lots for village use. By the mid 80's all available lots had been purchased. In 2007, Council sold two of the five village lots.

As of 2008, the Village land use consisted of 247 private residential lots, 3 lots used by the Village, asphalt streets and green space among clusters of cottage lot. Also, outside the surveyed 'townsite' area the Village manages other non-legal access roads to beaches and boat launch, leased space north of the village (boat launch, maintenance area, golf course, and future growth area), communications and utility easements and a portion of the Trans Canada Trail.

A detailed description of land use is available in Appendix A: Figure 3 - *Existing Land Use*.

1.2.2 Location

The Resort Village of Mistusinne is on the east shore of Lake Diefenbaker (Gordon McKenzie Arm), eight kilometres southeast of the Village of Elbow on Highway No.19, within the RM of Maple Bush No. 224.

1.2.3 Access to Commercial Services

Mistusinne ratepayers have access to retail trade, accommodations, commercial services and a deep water boat harbour resort complex in neighbouring communities and in Douglas Provincial Park.

1.2.4 The Natural Environment

Most of the village topography is gently rolling land between 1835 ft and 1865 ft above sea level (559.3 to 568.45 m) and is well suited for development (Appendix A: Figure 2 - *Land Forms*).

Soils in the Resort Village are sandy and light and particularly susceptible to erosion and damage by human activity. There is a need for sustainable soil management practices.

Wildlife in the Village includes mule deer, white tail deer, elk, coyote and, of late, moose. Other notable species are beavers, mink, porcupine (in tree plantations of Scots pine and willows), and jack rabbit. Of particular note is the piping plover along the shorelines of Lake Diefenbaker home to up to five percent of the global piping plover population. This lake is one of Saskatchewan's important nesting areas for this species. Plovers face threats such as rising waters and human disturbance. Residents and guests of the Resort Village can help by refraining from driving vehicles on the beaches to prevent harm to plover eggs and disturbance of their habitat.

1.2.5 Climate

The Resort Village has a semi-arid climate, well suited for seasonal outdoor recreation in an oasis like lakeshore setting. The average annual precipitation is 14 inches. Periods of drought are common. The impact of climate change is a potential concern for maintaining landscape cover and for fire prevention in the Resort Village. Projected climate change could bring increased risk of drought, requiring additional adoptive environmental policies in soil and water conservation, the choice of drought hardy planting material, vegetation management, and the provision of standby water for fire protection.

1.2.6 Hydrogeology

Residents of the Resort Village obtain their potable water from a near surface aquifer in the sand deposits of the Elbow Sand Hill area. Most of the aquifer recharge area is outside the Village area. Consecutive drought years in the region have resulted in a decline in the level of groundwater. During prolonged drought, some residents have built cisterns and relied on hauling in drinking water.

Information is lacking on the movement and availability of sustainable groundwater supply for present and future needs of Village residents. There is a need to identify alternatives for a dependable water supply for the Resort Village.

1.2.7 Storm Water Management

Due to the near level topography, sparse vegetation cover, and extremely porous sandy soils on uplands of the Village, rain and snowmelt water infiltrates these soils so that there is no runoff from the townsite area and upland open spaces into the lake. Roadway ditches along surfaced roads in the subdivision act as catchment basins for storm water, which infiltrates into the subsoil (aquifer recharge). Filling in these ditches reduces absorption capacities in the residential areas. In the residential area, large open spaces (green spaces) among surveyed lots provide for storm water infiltration.

1.2.8 Landscape Cover

The Resort Village is located within the Mixed Ecoregion of the Prairie Eco-Zone characterized by semi-arid moisture conditions, dry grasslands where speargrass, wheatgrass, and blue gamma grass, along with bluffs of shrubs and trees.

Grassland meadows on the uplands and bluffs of native trees and shrubs along the upper valley wall, along with planted tree groves dominate the landscape cover of the Village. These native and planted trees provide wildlife habitat, conserve soil, capture snow, provide shelter and recreation opportunities, and act as effective buffers on the green spaces among the clusters of cottage lots. These landscape covers, developed on droughty sandy soils under semiarid climate, are particularly sensitive to incompatible uses, to unsuitable cultural practices such deep tilling, severe tree pruning and close mowing and to surface disturbance.

Physical disturbances to vegetation cover and to wildlife habitat are a concern. Dry grassland meadows and eroding backshore lands are highly sensitive to off-road vehicle (ATV's and dirt bikes) uses, resulting in the loss of landscape cover, exposed sandy soils, and wind erosion. Indiscriminate travel and use of ATV's and snowmobiles can result in damage to the area landscape followed by accelerated erosion, disturbance to wildlife and diminished public enjoyment due to noise and damaged aesthetics.

The dryland environment poses an ever-present risk of fire from unattended outdoor fire pits, idling cars parked on grass, beach fires, and fireworks.

1.2.9 Tree Plantations

The uplands areas of the Resort Village (golf course, green spaces, and north of the golf course) were treeless at the time of townsite survey in 1967. Tree plantations have been established on green spaces and the golf course since the late 1960's. The Village and volunteers place a high priority on managing these plantations.

An assessment report prepared for the Council in 2007 identified that these plantations appear to be nearing their life span earlier than the expected years due to drought and inappropriate management practices. The Resort Village with their volunteer Friends of Trees Committee started an ambitious tree-planting program in 2007.

1.2.10 Lake Diefenbaker

Lake Diefenbaker, the inundated portion of South Saskatchewan River, is a 225-kilometre long multi-purpose reservoir that serves many varied interests from agriculture, municipal water supply, recreation, hydropower generation, fisheries and wildlife, and flood control. The Lake and neighboring area offers a wide range of water based outdoor recreation opportunities.

Lake Diefenbaker is designed to reach Full Supply Level of 1,827 ft (557 m) during the peak summer recreation months (July-August). It has a yearly operating range of about 36 ft (11 m) in response to variable inflows and to multipurpose demands. Lake levels begin to drop after September and reach minimum levels in March-April. Depending on inflows into Lake Diefenbaker, spring-summer lake levels can vary considerably. During spring-summer recharge (April to August) rising water levels are highly variable.

Prevaling westerly winds push lake water up on its leeward shore of the lake at Mistusinne, resulting in challenges associated with the erosion of the lakeshore and the movement of sand.

1.2.11 Safe Building Elevations and Setbacks

Saskatchewan Watershed Authority has estimated a range of elevations for habitable buildings at Mistusinne for a range of shoreline slopes by adding a safety margin of 0.50 m to the adjusted flood line. Safe building elevations range from 1834 ft to 1830 ft. (558.9 m to 558.0 m). Existing cottage lots close to the lake appear to be 10 ft (2.83 m) above the lowest estimated safe building elevation.

Extreme storm action has resulted in 2 to 3 meter high banks (bluffs) and narrow beaches during high water periods. The influence of storms on bluff recession and loss of sand along the lakebed, illustrating that erosion hazards will be present until shoreline evolution will have reached equilibrium. Reaching equilibrium will take a long time for this 40 year old reservoir. The top of the receding backshore has already reached 1830 ft (558.0 m) in an area south of the Village's South Beach. Attempts at sustained shoreline stabilization and construction of a sheltered marina along shores repeatedly exposed to high energy waves will be ineffective without geotechnical determinations and high capital costs. First, environmental screening, review and governmental approvals would be required for any shoreline alterations.

This lakeside setback area provides a key attraction for outdoor recreation. The area also serves as a wildlife habitat corridor, guarantees public access to the lakeshore (beach and boat launch) for cottagers from all lots in the Resort Village, and provides unobstructed views of the lake from the backshore.

1.2.12 Development Opportunities and Constraints

Opportunities for residential and other development (and associated lakeshore activities) of the land are good for four main reasons. *First*, the entire shoreline inside the Resort Village is mostly sandy and fronted by underwater inclines suitable for bathing and swimming during the seasonal variation in lake levels. *Second*, all the shoreline and immediate backshore is considered lakeshore reserve for unencumbered (no private structures and platforms jutting into the lake) access to the beach and lake. *Third*, developable backshore lands above the historical minimum building elevation are gently sloping and rolling with well-drained sandy soils. *Fourth*, only about 50% of the developable backshore land has been subdivided.

Constraints to potential development within the Resort Village that have already been described include the shoreland instability due to receding shoreline and sand blowout, and the environmentally sensitive areas along the lake. Another constraint might include the need for minimum setback requirements (for public health reasons) if the Resort Village were to develop a landfill or a sewage lagoon facility. The minimum setback distance from the shore for a landfill and sewage lagoon from any residential development is 1500 ft and 985 ft respectively (457 m / 300 m).

1.3 RESIDENTS AND EXPANSION

During a typical year about 10% of village residents are fulltime residents and 90% are seasonal occupants. Of the seasonal residents, 68% use their cottage for up to two months, 28% for 2 to 4 months, and 9% over 4 months (See: Appendix B: *Leisure/Recreation Survey, January 2008*).

Permanent residents who have chosen to make their retirement home in the Village included were 56 persons (Statistics Canada Census 2006) in 31 private dwellings that comprised 12.6% of the Village's 247 dwellings. The 2006 census indicates that the 'permanent' population of the Resort Village has an older population with 30% of the residents over 65 years, 70% between the age of 50

and 60, and none below age 50 (no school age children). During a typical year seasonal residents are comprised of 67% adults, 22% children and 11% youth. About a third of the permanent residents are 'snow birds'.

Ratepayers' principal residences are the cities of Moose Jaw (119 km), Saskatoon (136 km) and Regina (180 km) and neighboring locations. In recent years residents of Alberta and B.C. have also purchased cottages in Mistusinne.

It is anticipated that many seasonal users will remain homeowners in their base community while others may retire to the Resort Village. It is further expected that social and cultural development will be increasingly more important as more residents and their friends spend more of their leisure time at the village. Given the age related health care service dependency factor, it is expected that some older Mistusinne residents may establish permanent residency in locations with more readily available medical and health services.

All available surveyed lots have been sold for some time. Demand for lots in this Village has been strong. Many ratepayers recognize the advantages of expanding the Village's tax base if growth can be accommodated without negative impact on the social, environmental and fiscal capacity of the Resort Village. Infrastructure and fiscal capability is an issue within a limited tax base. For example, there is a need to pursue and identify an acceptable sewage disposal system for the future. Accommodating increasing demands for expanding essential services will be a major challenge.

Consultations with residents yielded the following observations:

- Both permanent and seasonal residents want to keep/maintain the feel of small community and rural character of the Resort Village.
- Nearly all ratepayers rely on nearby commercial services and most ratepayers do not want commercial development in the Resort Village.
- Ratepayers want a cautious and measured approach to further expansion and expect to be consulted before decisions are made about expansion.
- Ratepayers want to know more about the impact of growth on village services, on groundwater supply, and on existing ratepayers.

1.4 GENERAL DEVELOPMENT POLICIES

The following broad policy statements are intended to guide the overall direction of the Official Community Plan as well as to lend predictability to future decisions concerning development, services and open space management. They should also serve as a benchmark for future plan revisions.

The vision statement, community goals, and guiding principles were developed based on: an inventory and analysis of existing conditions in the Resort Village and ratepayers' concerns, public meetings, and the Interim Plan that was presented to Council from the Reference Committee on May 17, 2008, as well as the follow-up recommendations to Council from the Citizens' Forum¹, and on surveys of ratepayers (water, leisure/recreation, and user-pay garbage) by Council.

The dominant themes of this plan are:

- To promote standards for new development and for upgrades of existing development.
- To reduce land use conflicts.
- To provide for the development of essential services.
- To provide for protection from environmental hazards.
- To protect and manage the natural assets (example: tree plantations) of the village and the lake.
- To promote compatible uses of open space assets for the benefit and enjoyment of ratepayers and their visitors.

¹ Both available on line www.mistusinne.com (policies page).

1.4.1 A Long Term Vision for the Resort Village of Mistusinne

The purpose of this Vision Statement is to provide direction for the sustained development of the community, providing the rationale for community goals and guiding principles for implementation. These statements, while they may change over time, reflect common values of nearly all Village residents and express their expectation for the 'ideal future' the Mistusinne community hopes to achieve.

The future of Mistusinne must be built on its past development as a single-dwelling recreational community with a rural atmosphere in a park like setting and with an attractive lakeside environment. In many ways, our Village is an integral part of the surrounding communities.

Future ratepayers will continue to view the Resort Village of Mistusinne, with the sandy beaches and clear water of Lake Diefenbaker as its primary attractions, as a recreational and residential community of single-dwellings for its ratepayer citizens.

Afforested and grass covered open spaces, among clusters of quality private dwellings, linked by pathways to play areas, to the golf course, to the beaches and the shoreline will continue to offer nature-based outdoor recreation opportunities summer and winter.

Ratepayers indicated that as the community pursues the 'ideal future', they:

- Want to preserve the village's rural atmosphere and the single-dwelling residential character.
- Want basic services for their convenience, health, and safety at an affordable level.
- Want the open space areas (lake shore access) and green spaces (buffer strips) inviolate to demands and protected from unauthorised use outside the Official Community Plan.
- Want to determine a pattern and pace of life for peace, health, safety, and social interaction.
- Are concerned about losing the quiet of the village and about the impact of unregulated use of off-road vehicles on the area landscape.
- See an emerging need for a place where villagers can interact for local government and social functions as more villagers make more use of their properties.
- See the availability of a dependable potable groundwater water supply, handling capacity at the boat launch, fragile site conditions and natural environment as key factors in addressing future growth of residential areas.
- See the need for continued orderly management of the open spaces of the village that is environmentally and socially acceptable, economically viable and sustainable in the long run.
- Care about the environmental quality of the village and environs, its trees, grasses, and the shoreline ecology.
- Want the village to continue to support environmentally responsible recreation opportunities for its ratepayers.
- Want to see that the village maintain and improve our relationship with off-site commercial and municipal developments and services in the neighbouring communities.

For the duration of this Official Community Plan (about 15 – 20 years, with periodic reviews and updates), according to the feedback from the citizens' May 2008 forum on the Interim Plan Recommendations, Council's actions on the vision statement should reflect the fact that the majority of community residents will continue to be seasonal occupants. These occupants do not want the Resort Village to direct its energy to city type infrastructures such as streetlights, sewer and water systems, natural gas, snow removal, nor see the need for fulltime services or fulltime administration during the off-season.

1.4.2 Community Goals

The goals of the Resort Village of Mistusinne are:

1. To protect and enhance the environmental quality of the Resort Village of Mistusinne and surrounding area for the primary purpose of developing a recreational and residential community for its citizens.

2. To provide for the orderly and appropriate development of land, consistent with and complementary to the primary purpose of the community, by reason of appropriate size, quality and proper location of development.
3. To provide for the appropriate management of open space areas and the natural environment within the Resort Village.
4. To enter into cooperative planning with neighbouring jurisdictions and businesses, consistent with and complementary to the primary purpose and needs of the community.

1.4.3 Guiding Principles

These guiding principles, mirroring the vision and goals of the Resort Village, are offered as benchmarks for decision-making that increases or at least protects the public good of the Village and property. As carried into the implementation of the OCP, these guiding principles will also lend predictability to future developmental and servicing decisions and to plan revisions.

In working to develop a long-term strategy for the Resort Village, the ratepayers of Mistusinne want their future plans to be:

- Environmentally acceptable:
 - To protect the environmental quality of Lake Diefenbaker.
 - To safeguard the environmental parameters of Lake Diefenbaker (water quality, shoreline, aquatic and terrestrial natural life processes).
 - To conserve the land base by sustaining the natural landscape cover for recreation and for the aesthetics of the village.
 - To conserve and add to the treed areas by augmenting limited native tree bluffs.
 - To preserve and extend the ecological values and integrity of the area including plant, animal, fish and bird life.
 - To base decisions concerning land use on objective studies of the land's capability and limitations for different purposes.
 - To protect the source ground water for domestic use.
- Socially acceptable:
 - To ensure that ratepayers have the available network to have a say in the planning, development and operation of the village.
 - To provide for residential recreational development acceptable to the ratepayers of the village.
 - To support cooperative efforts (fire protection, waste management, and use of nearby outdoor recreation and cultural attractions).
 - To incorporate, insofar as is practical, any applicable provincial and regional land use policies.
- Economically viable:
 - To ensure that residents have basic services, including a water supply, means of waste disposal, roads, public safety and health, and fire protection in an economically responsible manner.
 - To base decisions concerning the development and operation of the village on planned priorities within the available tax base and the willingness to pay.
 - To adopt creative approaches to developments and services on a user-pay principle (golf course, boat launch, garbage removal).
 - To seek out cooperative planning across jurisdictions and sectors to optimize access to resources, services and for the mutual benefit of participating communities and jurisdictions across the region.
- Sustainable in the long run:
 - To maintain the rural character of development for present and future ratepayers.
 - To balance the interests of ratepayers to ensure sustainable development and operation of the village. This will involve understanding the implications of decisions on the natural, recreational, social, and fiscal environments of the village.
 - To ensure that decisions on the management and development of the village's resources will be made with consideration to the requirements of present and future ratepayers ensuring responsible fiscal management within the means of the village.

- To ensure that decisions on the management of the village area landscape will be allowed to follow natural processes of ecological succession of the area (mixed grasslands).
- To leave opportunity for future decisions to be taken on those land use matters that cannot be anticipated now.

1.4.4 First Nations and Métis Consultation

The Resort Village is committed to working with the Province and with Aboriginal peoples that are part of this rural community. It will assist the Province of Saskatchewan in meeting its obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements. It recognizes the provincial legal duty to consult on actions and developments which could adversely impact Aboriginal and Treaty Rights. It will take part in cooperation between government, municipalities, and First Nations in land use planning and development to the mutual benefit of the parties. The Resort Village recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and *The Constitution Act, 1982*.

PART TWO – DEVELOPMENT POLICIES FOR LAND USE DISTRICTS

The OCP Land Use Concept Plan designates land use patterns for the Resort Village and specific policy areas. The future land use map (See: Appendix A: Figure 4 – Land Use Concept) reflects the pattern of existing land use, the natural amenities (existing green spaces, proposed recreation areas and environmentally sensitive areas), land use targeted to high capability areas appropriate for that use, and complemented by specific policies for both public (Crown lands) and private (cottage sites/lots) lands. The designation of land uses reflects the Resort Village's perspective on community development and provides a framework for decision making. Any development within these areas will be subject to specific zoning controls and site review.

2.1 POLICIES FOR DEVELOPMENT IN THE RESIDENTIAL DISTRICT (R1)

The Residential Designation refers to existing areas of residential development and to land subdivided for residential development.

2.1.1 Background

For existing cottage owners, much of the attraction to this lakeside Resort Village is its rural character and its park-like environment. It is also reasonable to expect that the occupancy pattern will remain mostly seasonal.

The residential character of development in the Resort Village has evolved to relatively good quality. Earlier construction included summer cabins, mobile homes, and renovated buildings moved into the village. More recent all-season upgrades and extensions to cabins and newer dwellings are comparable to the construction, size and quality found in permanent residences.

Several issues have emerged from ratepayers and Council:

- The need to preserve the residential character of the Village by:
 - Retaining the rural park-like setting and the quiet relaxing small town feeling of a community of single detached dwellings,
 - Not allowing multiple dwelling units such as condominium developments or multiple self-contained additional dwelling units,
 - Not allowing the intrusion of commercial development, and
 - Assessing the advisability of home based businesses.
- The need to clarify suitable standards for residential development by including:
 - Minimum and maximum principal building areas including maximum site coverage by dwellings and the extent of site coverage by accessory buildings,
 - Building setbacks for fire safety,
 - Risk of fire in residential areas,
 - Drainage/groundwater protection.
 - Service access to septic tanks,
 - Guidelines on filling in ditches for approach to lots,
 - The use of green space for regular access to garages from back of the surveyed lots, and
 - The storage of recreation vehicles, campers, and construction material on green space.
- The need to stop further intrusion of private facilities and uses onto public lands such as:
 - The occupation of green space by private gardens and extension of landscaped yards,
 - Tree house structures nailed to live trees on green spaces,
 - The unauthorized uses of the green spaces interfering with the establishment and maintenance of tree plantations, and
 - The spillover of tents and trailers onto green space and roadways.
- The need to upgrade community standards to promote compatible uses and developments, along with appearance and nuisance factors such as:
 - Residential areas becoming unsightly due to inappropriate storage of materials, equipment, and vehicles,
 - Dogs at large,
 - Light pollution,
 - Alternate energy – wind turbines, geothermal facilities solar cells,
 - Lack of upkeep in the residential areas,
 - Appropriate storage for commercial type large vehicles, large boats, sailboats, motor homes, campers and other recreation vehicles, and
 - Camper trailers and motor homes that are used as guesthouses accessory to a dwelling (as opposed to permanent additions that bring in additional tax revenue).

Council recognizes that the primary purpose of the Resort Village is to provide for recreational and single-dwelling residential community for its citizens. Council will set out objectives and policies for the orderly and appropriate development of land for the safety, health and enjoyment of ratepayers and their guests.

2.1.2 Objectives

Council's objectives are to:

1. Maintain and enhance the quality and character of development within the Resort Village.
2. Provide for single-dwelling (family use) of cottage lots and allow accessory buildings and structures.
3. Avoid and minimize potential land use conflicts.
4. Avoid residential development on hazard lands.
5. Establish standards of building construction and property maintenance in residential areas throughout the Resort Village.
6. Avoid additional mobile homes in residential areas [existing ones will be provided for].
7. Decrease the risk of fire in residential development.
8. Avoid the intrusion of industrial and commercial use and development in residential areas.

9. Disallow camping on green space other than for a short time for Special Occasions and as accessory to an existing residence.
10. Not allow the development of campgrounds or mobile home areas.
11. Provide off-site storage for recreational vehicles for a fee to residents in an area set aside by the Resort Village.
12. Provide for the possibility of some future residential development in the area of the Resort Village.

2.1.3 Policies

Council will:

- a) Retain the rural park-like setting and small town feeling of a community of single detached dwellings.
- b) Not support the development of any public campground and mobile home areas within the Resort Village.
- c) Maintain the physical and natural environment of the Resort Village for the safety, health and enjoyment of ratepayers and their guests.
- d) Regarding hazard lands and sensitive areas, ensure that new cottage lot developments are least 250m (820ft) or greater from the shoreline unless a lesser distance is determined by a geotechnical study and land use designations.
- e) Decrease the risk of fire in residential development through effective use of zoning and building bylaws. Council will investigate ways of improving fire protection.
- f) Disallow intrusion of industrial and commercial development within the Resort Village.
- g) Not allow land uses which are incompatible, or which could result in unacceptable conflicts with adjacent residential areas.
- h) Enact bylaws to control or prohibit nuisance, health and safety risks to residents.
- i) Regulate the distances of buildings or structures from property lines, the minimum space to be allowed between buildings and the lines of the lots on which they are constructed, along with the bulk of buildings, the location of and size of other accessory structures.
- j) Regulate residential building construction with the Resort Village's Building Bylaw, the Provincial Building Code, and the applicable National Building Code to ensure standards of construction compatible with health and safety standards.
- k) Encourage, through its bylaws, the use of new construction for dwellings of a size larger or comparable to existing development in the neighbourhood.
- l) Ensure that all repairs and new construction is in accordance with CSA housing standards.
- m) Promote, whenever possible, environmentally positive design practices to conserve potable water, reduce waste matter generation, and utilize energy efficient designs.
- n) Limit permanent vehicular and service access to the front of the lot in subdivisions surveyed for access restricted to the front of the lot from the street.
- o) Provide for the protection of groundwater by use of septic tanks, regulating hot tubs and disallowing swimming pools and prohibiting disposal of harmful substances in the Resort Village.
- p) Ensure that all septic tanks meet CSA standards and comply with appropriate setbacks stipulated by health authorities. Ensure that new development septic tanks are located at the front of the residential lots to allow street side servicing and that replacement septic tanks are also located at the front of the lot.
- q) Not allow non-residential development except for public service and institutional uses compatible with residential areas.
- r) Limit camping uses to non-paying guests of ratepayers, such as friends and relatives, parked and set up on ratepayers' property.
- s) Provide for other facilities for recreational use in a residential district that are consistent with and complementary to the overall residential district and recreational use of the district.
- t) Make provision for landscaping, preservation of trees and the removal of dangerous trees.
- u) Explore and amend as necessary, environmental initiatives that motivate property owners to maintain a respectable and safe appearance.
- v) Encourage the owners of existing residential developments to voluntarily adopt water-wise landscaping practices and required residents of new developments to adopt water-wise landscaping practices.

- w) Encouraged all residents to maintain their onsite landscapes and to reduce hazards such as dangerous trees.
- x) Include the following residential zoning district in its Zoning Bylaw:
 (R1) – Residential, single-dwelling
 The intent of the R1 district is to provide for residential development comprised primarily of single detached dwellings along with compatible community service and public work uses.

2.2 POLICIES FOR DEVELOPMENT IN THE GREEN SPACES DISTRICT (GS)

2.2.1 Background

This designation refers to open spaces (Crown land public reserves) among surveyed clusters of cottage lots and between other use areas so as to maintain the rural character of the Village, to hold tree plantations, and to provide area residents with pedestrian access corridors from back row lots to the open spaces, shore lands and to the lake. These spaces, as with the Recreation Area, the Environmental Reserve, and the Future Development Areas, also perform valuable storm water retention functions.

Green Spaces are the lands that set the village shape and add to a sense of rural character and an aesthetic appeal to the Resort Village. Green Space lands refer to existing network of surveyed parcels (Buffer Strip PB, in *Dedicated Lands Regulations*, with title held by the Crown) and to roadways, set among clusters of cottage lots. Green Spaces also include the transition between other land use areas in the townsite portion of the Resort Village. While the primary focus of the section on Open Space Management in Part Three is the broad-based environmental management of all open space areas throughout the Resort Village, this section concentrates on how the community intends to regulate the use and the landscape practices that occur on Green Space areas set amongst residential areas in the present and a possible future townsite (north of the golf course).

These undeveloped open spaces (parcels) shape the rural village form by acting as buffers between blocks of private cottage lots. These parcels (Parcels: Parcels "A ", "B ", "C ", "D ", "E ", "F " and "G" on survey plan No. 67 MJ 13460) cover 99.5 acres (40.27 ha). The linear tree plantations on native grasslands on these parcels endow the Resort Village with a park like setting. These green space areas and grassed drainage ditches perform a hydrological function because their highly permeable sandy soils absorb storm water. They are also a habitat for wild animals and birds and provide for animal movement through the Resort Village. These parcels link the back row cottages by interconnecting pedestrian corridors and trails to the lake.

In addition, these green spaces serve recreational needs (examples: tennis court and playground, walking and cross country trails), social, and community functions (Friends of Trees volunteers). These buffers also hold public works development such as linear infrastructures such as power lines, telecommunication lines, and village roads.

The following concerns are recognized by Council:

- Conversion proposals to insert residential lots into these parcels were widely opposed by ratepayers during planning information meetings in 2007.
- Encroachments of private uses (gardens, landscaping and storage) onto these public lands. These parcels are Crown land. Unauthorized private use of Crown land is trespass (addressed by Open Space Management policies and Zoning Bylaws).
- Unauthorized access to gain permanent access to the back of lots (addressed by Open Space Management policies and Zoning Bylaws).
- Risk of fire from unsupervised open fires on adjacent lots.
- Annoyances from off-road vehicles, and degradation of landscape cover (addressed by Open Space Management policies and Zoning Bylaws).
- Invasion of weeds in the heavily mowed areas of the townsite.
- Conventional landscape management practices are unsuitable under dryland conditions within the Resort Village.

Council recognizes that conventional landscape management poses a risk for degradation of landscape cover (trees and grasses) and that over the long term conventionally managed landscapes are prone to invasion of weeds (due to close cropped native grasses yielding to invasion of weeds).

Despite the expected benefits of nature-based management of open spaces, lessons learned from elsewhere show that obstacles can be expected from the public's preference for the manicured park landscapes (close cropped grass along roadways and on 'green spaces', and intensely pruned trees) and from public perception that natural landscapes are untidy. Council intends to overcome these obstacles by increasing community involvement, local knowledge and environmental stewardship.

These green spaces are appreciated for their aesthetic, recreational, environmental, and utilitarian values by village residents.

2.2.2 Objectives

Council's objectives are to:

1. Maintain the rural character of the village.
2. Provide an aesthetically pleasing environment
3. Prohibit subdividing into existing green space buffers (dedicated lands).
4. Provide an integrated system of green spaces in all new subdivision developments.
5. Provide for general non-motorized recreation uses and park development.
6. Avoid and minimize incompatible land uses.
7. Provide for recreation and leisure opportunities.
8. Investigate the viability of community gardens within the Resort Village.
9. Provide for placement of aesthetically non-intrusive utility corridors, and telecommunications and public works facilities.
10. Prevent the deterioration of existing landscape cover (trees and grasses) on green spaces.
11. Provide for increased fire protection.
12. Maximize volunteerism, ratepayers' participation in the development and maintenance of green space systems.

2.2.3 Policies

Council will:

- a) Prohibit subdividing into existing surveyed parcels (Parcels: Parcels "A ", "B ", "C ", "D ", "E ", "F " and "G" on survey plan No. 67 MJ 13460) as these lands are dedicated lands.
- b) Maintain the rural character of the Resort Village by providing green space areas among blocks of surveyed cottage lots in existing and new subdivisions.
- c) Maintain and enhance the aesthetic appeal of the Resort Village by providing for the establishment, renewal, and protection of tree plantations as addressed in detail in the Zoning Bylaw.
- d) Keep boulevards in their naturalized state and investigate the viability of landscaping with trees in the ditches.
- e) Provide for general non-motorized recreation uses and development of park and recreation type facilities such as play areas and playgrounds, outdoor court games such as tennis or basketball courts, trails, foot paths, facilities for field sports and other developments as addressed in the Zoning Bylaw.
- f) Allow the placement of public works, village service facilities, and utility and communication easements.
- g) Avoid and minimize incompatible land uses as identified in the Zoning Bylaw. For example, Council will allow motorized access and motorized recreation travel (ATVs, motorcycles, and snowmobiles) only along designated roadways as stated in the Zoning Bylaw.
- h) Will enact appropriate bylaws to reduce the risk of fire from open-air fires, to protect the safety, health, enjoyment of residents and to protect property and trees and grasses within the Resort Village, in accordance with *The Saskatchewan Clean Air Act*, *The Municipalities Act*, *The Fire Prevention Act* and *The Prairie and Forest Fires Act*.
- i) Investigate the feasibility and ratepayer support for piped lake water to strategically located summer hydrants in Green Space areas and underground supply tanks in the winter (also, see policy section about Services).
- j) Ensure that ground management efforts be guided by awareness of fragile site conditions such that Green Spaces are managed under dry-land conditions as set out in the Council approved report: *A Report on the Afforested Areas and Grasslands of the Resort Village of Mistusinne October 2006*.

- k) Council will investigate the viability and feasibility of piped lake water to Green Space areas.
- l) Council will continue promoting community tree planting efforts (Friends of Trees) and environmental stewardship.
- m) Include the following green space zoning district in its zoning bylaws:

(GS) – Green Space

The intent of the GS district is to provide lands as buffers between clusters of cottage lots and other use areas or Zoning Districts so as to maintain the rural character of the Village and to provide for Village residents with aesthetically pleasing environment, compatible low impact recreational use.

2.3 POLICIES FOR DEVELOPMENT IN THE MISTUSINNE COMMONS DISTRICT (MC)

This designation reflects existing recreational areas (golf course and lake shore access, beach area and boat launch) and areas to be used for recreational purposes. Recreational uses may occur in Green Spaces where such uses are compatible with the primary purpose of the area.

2.3.1 Background

Most residents are attracted to the Resort Village because of the lakeside outdoor recreation opportunities and pleasant environment of the community. Recreation is a major part of the social and cultural life of the Resort Village. Active community involvement is encouraged and supported through community activities (sports days and golf tournaments, fund raising events, use of the Mistusinne Community Centre) and participation on committees (Recreation and Social Committee, Emergency response Committee, and Friends of Trees Committee).

Policies of this section are supported by open space management policies (See: OPEN SPACE MANAGEMENT) in such areas as fireworks, control of pets, public safety, pollution (garbage, dumping of waste) and interference with the enjoyment of open space areas.

Residents and Council are concerned about:

- The need for improved beach-related access and sanitary facilities.
- The advisability of providing uncontrolled vehicular access to beaches and opens spaces.
- Appropriate use of open fires and fireworks.
- The need to restrict motorized vehicles on the beach for safety and environmental reasons.
- The operation of the boat launch which has proven extremely problematic due to the lack of a natural harbour and its exposure to strong winds.
- The impact of off-road vehicles on: the peace and quiet of residents, fragile soils, visitor enjoyment, sensitive shoreline habitat, and winter wildlife habitat.
- Conflicts among different shoreline and lake users. Off-road vehicles (ATV's) on beaches and boating and swimming activity related safety are a concern to the safe and enjoyable use of the reservoir and natural environment. Council has passed bylaws on beach safety (no open fires, no dogs off leash, and no swimming near boat launch) and regulating the use of ATV's and quads. In a follow-up survey of ratepayers (See: APPENDIX C: Feedback on Recreation Related Bylaws, January 2008) Council found general support for those bylaws.
- The increased non-resident use of village-funded recreation facilities has become an expressed concern. Funding recreation services such as the boat launch and golf course are a combination of property taxes and fees. Council instituted a two-tier fee system for resident taxpayers and non-residents for the use of boat launch parking and for the sale of annual golf passes.

The main summer recreational activities (See: APPENDIX B: Leisure/Recreation Survey, January 2008) in the Resort Village focus on the lake and include swimming and beach activities, boating and fishing, and exploration along the beach. Other common recreational activities include:

- Golfing on the village's nine-hole golf course,
- Hiking and nature walks (Trans Canada Trail),
- Biking on village streets,
- Use of motorbikes and ATV's (Since 2007, restricted to paved streets, access roads and the area north of the golf course).

- Village residents also make use of the Elbow marina and golf course, and Tuft's Bay in Elbow for swimming lessons.

Winter recreation includes ice fishing, cross-country skiing, tobogganing (on the newly establish hill to the north of the village), and snowmobile riding (since 2007, restricted to ditches and the area north of the golf course).

Opportunities for socializing in the Resort Village occur when cottage owners meet at the Community Centre, on the golf course, during evening strolls or bike rides along the paved streets and are promoted by community-organized events such as golf tournaments or fun-days for families.

Although the survey found that the range of opportunities offered are considered adequate based on the general survey, the management of those opportunities should be improved in terms of the quality of development (beach access, boat launch parking and mooring), services (cleanliness of bathrooms) and operations (removal of sand from the boat ramp). A few of the responses (2 out of 134 returns) would have liked to reintroduce ball diamonds (abandoned several years ago) and horse shoe pits (banned from green space by Council several years ago). Both of these would be well attended during community sports events.

Land capacity for expansion of recreation land use is present on green spaces, the building setback area (backshore lands), and future expansion area and along the beach. There is sufficient space for the expansion of the existing 9-hole golf course to 18 holes and for the expansion of a system of interconnecting trails with the Trans Canada Trail.

Cottage owners have the opportunity to influence the planning, development and operation of leisure opportunities through committees:

- The Beach and Water Front Committee,
- The Golf Committee, and
- The Recreation and Social Committee.

It is anticipated that many of summer users will remain as homeowners for the term of this Plan. It is further expected that social and cultural development will be increasingly more important as more residents and their friends spend more of their leisure time at the village. As the original cottage owners from 1970's and 80's continue to divest their cottages, leisure and recreation interests of new residents will require monitoring.

Council considers the provision of land and opportunities, facilities and programs, and open spaces an important part of creating a sense of community for the citizens to the extent possible given the primarily seasonal occupancy and fiscal resources of the Resort Village of Mistusinne. Council recognizes that recreation and social development can play an important role in nurturing community mindedness.

2.3.2 Objectives

Council's objectives are to:

1. Provide for public access to the lake.
2. Provide land for recreation.
3. Promote safe, healthy and enjoyable recreation use of open space environments.
4. Avoid and minimize potential recreation land use conflicts.
5. Provide for recreational development and use compatible with area resources.
6. To provide for recreation developments the ratepayers desire and are willing to support.

2.3.3 Policies

Council will:

- a) Set aside land for future recreational development.
- b) Periodically monitor the leisure and recreation interests of the community to ensure that developments and bylaws are responsive to the wellbeing of the community.
- c) Continue to involve residents in the planning, design and implementation of recreational and social opportunities in the Village.
- d) Give preference to providing recreational opportunities with the greatest number of compatible recreational purposes and the least impact on the environment.
- e) Develop a cost recovery policy with the view to determining the level of support required from the property tax base and the amount resident and non-resident users should pay toward the cost of using certain recreation facilities in the Resort Village.
- f) Not need to undertake, during the time frame of this Plan, major new recreation developments. However, improvements to existing recreation developments will be required for the safety, health and wellbeing of residents.
- g) Undertake major facilities developed only after opportunity for public comment has been give to the electorate of the Resort Village.
- h) Work toward achieving a trail network, consisting of paths along village roads, and trails that link subdivision blocks and provide pedestrian access and bike paths to the lakeshore and the Trans Canada Trail.
- i) Enact bylaws to control litter.
- j) Cooperate with neighbouring parks, municipalities and service clubs regarding recreational and social activities for the benefit of residents.
- k) Review the experiences of other resort communities in dealing with boat launches and floating docks in other deep draw down reservoirs to address concerns with boating facilities in the Resort Village.
- l) Investigate ways to promote safe, healthy and enjoyable use of the beach and water areas. Beach and boating activities and offshore fishing activities will only be permitted with sufficient separation of activities for reasons of safety.
- m) Work with federal authorities to provide for a night-time navigational beacon at the boat launch.
- n) Control or prohibit the use of open space areas for camping and other similar private use.
- o) Control or prohibit, through its bylaws, the use of all terrain, snowmobile and other recreation vehicles within the Resort Village. (Note: Although all terrain vehicles and snowmobiles are allowed to enter and travel along the beach during the winter months, noise from these travels has a stressful effect on the winter wildlife habitat along the shore land corridor. Sand blowout from the beach zone on to the backshore intensifies as these vehicles traverse the backshore lands. As more information becomes available about the environmental and cultural values of these areas, the compatibility of these motorized uses may require review; for example, the entire beach zone in the Resort Village is considered important shorebird habitat and a peaceful setting for beach walks).
- p) Restrict uses of environmental reserves to environmentally compatible recreation uses.
- q) Restrict the use of the Green Spaces (parcels between private cottage lots) to non-motorized recreational uses and access to the lake.
- r) Encourage community volunteerism.
- s) Include the following recreational zoning district in its zoning bylaw:
 - (MC) - Mistusinne Commons District (Recreation)
 - The intent of the MC district is to provide land for and regulate recreation access to the open spaces, shorelands and the lake, along with related recreational developments for the residents of the Resort Village of Mistusinne.

2.4 POLICIES FOR DEVELOPMENT IN THE COMMUNITY SERVICES DISTRICT (CS)

This designation reflects facilities and areas that deliver services to the community. This designation is reserved primarily for Village facilities on surveyed (lots 100 to 103 in Block 1) and un-surveyed Crown lands.

2.4.1 Background

Background

Critical to the well-being and quality of life of residents of the Resort Village is the provision, maintenance and renewal of basic municipal services in the following key areas: potable water, waste disposal, groundwater protection, and fire protection. The type and level of current services is relatively basic and considered acceptable by the majority of residents. An overview of current services, by type and level, and financial responsibility is found in the following table:

Community Services, Past and Present

Service	Initial basic (circa 1980)	Current basic (2008)	Responsibility
Water, potable	Two Community (hand pumps) and private wells	Private wells only (community wells would require certified operation for public use)	Individual
Non-potable water well		By the fire hall, for golf course and private use	Coin operated for private use
Power	Sask Power	Sask Power	Individual billed for use of electricity
Streets	Gravel, graded	Paved	Property tax
Sewer	Septic tank and field spraying by service provider	Septic tank, cottages Community Centre, Maintenance Building, Golf course	Individual Property Tax Property Tax Property Tax
Collection	Service provider		Individual hires service provider
Disposal	Field spraying by service provider	Dumping into sewage lagoon And field spraying in 2007	Access fee from property tax
		Back to lagoon in 2008	Two tier access fee
Garbage Household garbage	Individual ratepayer home or to Elbow	Service provider contracted hauls to central location	Property Tax
Construction waste	Individual ratepayer home or to Elbow	Individual ratepayer to Elbow transfer site	Individual pays Elbow
Branches, leaves	Individual hauls to burn pile north of boat launch		Property Tax for pile maintenance
Recycling		Implemented in 2007	Property Tax
Green space maintenance	Tree plantations and grass cutting, and fire guards (tree planting mostly by volunteers)		Property Tax
Golf course	By Village maintenance	Greens keeper added in 2005	Fees, volunteers
Boat launch	Upgraded in 2000		Property Tax
	Boat launch Parking fee bylaw in 2007		Fee and tax

Snow clearance		Snow clearance on village roads, by contract.	Property tax
		Snow clearance on private lots	Individual
Storm drainage	Natural permeability of open space areas and grass lined swales/open ditches		
Fire protection	Village contracts with the Village of Elbow		Property Tax
	Pump and water truck	Fire hall and water truck to haul water to Elbow's fire truck	
	Volunteer fund raising at golf tournament		Fund raising
Policing and bylaw enforcement	Annual fee to RCMP		Property tax
	Bylaw enforcement officer used summer of 2007 only		
Library		Library membership fee	Property tax
School	School tax on property goes to School Board in Rosetown		

Fire and police protection

The Resort Village contracts Fire Protection from the Village of Elbow. The Village also maintains a water truck that is kept filled and ready in a heated building. The Emergency Response Committee is a standing committee of the Village with an operational budget for the purchase of firefighting equipment. The historical co-operative arrangement between Mistusinne and Elbow regarding fire protection has been effective.

The Resort Village also pays an annual fee to the RCMP for their services in policing the Village.

Roads

In 2007 the streets were resurfaced with new pavement and new measures were introduced to protect paved streets. The Resort Village has been doing some limited maintenance of roads and parking. The Village contracts snow clearance on the roads.

Garbage

The Resort Village currently contracts for hauling the garbage from the Village to Saskatoon. The Resort Village operates an unsupervised garbage drop-off with garbage bins in a central location and a supervised recycling drop-off in a nearby building. The Resort Village also contracts the hauling of recyclables to a regional processing facility in Outlook. Residents also have access, on scheduled days at a fee, to the Elbow transfer site for non-domestic waste such as furniture or construction debris. The Resort Village has a bylaw on domestic and non-domestic waste disposal.

In response to the rising costs of garbage disposal, in 2008 Council conducted a survey of ratepayers' interest in supporting a user-pay approach to garbage removal by covering the cost of garbage removal by the consumer/ratepayer rather than by the general tax base of the Resort Village. Each taxpayer would pay directly for the cost of garbage removal based on the volume of garbage generated.

Water

Each cottage owner is responsible for their own water supply. Most cottagers have a reliable source of groundwater on their properties (wells or sand points). A water survey in early 2007 was answered by 147 of the cottage owners (60%) and revealed that: 54% had wells or sand points to meet their water needs; 40% had merely adequate supply, and 6% had inadequate supply or no water, and were forced to rely on hauling water.

When asked about interest in a seasonal non-potable irrigation system using lake water, from the 93 ratepayer responses, 56 % were interested in such a project; 21% were opposed; 10% wanted a potable water system; 13% wanted more information about costs.

During 2006-2007, the Village Water Committee investigated the feasibility of future potable water line from Elbow and the construction of an irrigation water system using water from the Lake. The Committee's recommendation to Council was:

- Discontinue the pursuit of a potable water system as the costs of installation and monthly water rates were out of reach for most residents and
- Explore the feasibility of a non-potable water system from the reservoir for irrigation water, fire standby capacity, and for lessening the demand on low yielding wells in the Resort Village.

Protecting the quality of groundwater is extremely important to the residents of the Resort Village. Water supply would also be an issue as additional lots were considered. Council is concerned about the sustainability and safety of the groundwater supply in the Resort Village of Mistusinne.

Sewage

Wastewater disposal from cottage lots has been the responsibility of the cottage owner. A septic removal company (service provider) dumps sewage from individual septic tanks into the Elbow sewage lagoon. Information from the service provider showed that 40% of the sewage pump-outs were from 'all year' (10.8 average pump outs per lot) and 60% from 'summer' (2.6 average pump outs) and 'rare use' (one pump out or less) pump-out services in 2006.

In early 2008 Council negotiated yearly temporary lagoon usage agreement with the Village of Elbow and stopped field spaying (2007) of raw sewage. This 2008 agreement is not based on number of pump-outs but rather, is an access fee. The Resort Village collects the access fees and turns them over to the Village of Elbow (\$84 per year for year round access and \$42 per year for six month access, mid April to mid-October). Residences in Elbow not connected to the sewage are charged the same fees. These fees occur in addition to the cost of private hauling.

Since then, the Resort Village was also invited to participate in planning for a joint expansion to the Elbow lagoon. Should Council find this the least costly solution, the Mistusinne consumer ratepayers will be required to pay its share of the lagoon costs.

Critical issues

Council considers that the most critical municipal service issues facing the Resort Village during the duration of this Official Community Plan include:

- The potential impact of drought on nearly all shallow wells in the resort Village, barely adequate sources of groundwater for potable water for about 40% of the cottages and the need for 'certified' communal well(s) as back-up solution;
- The threat of groundwater contamination and uncertainty about the sustainability and safety of groundwater supply of the Resort Village;
- Fire protection of property and village trees and grasses;
- Dealing with sewage and waste disposal in an environmentally and economically sustainable way;
- The need for a reliable sewage disposal solution for the Resort Village;
- The anticipated impact of possible subdivision expansion on available groundwater source for use of present residents and on sewage and waste disposal;
- The need to continue with seeking out beneficial municipal service partnerships (sewage, fire protection, source water protection) for the Resort Village;
- The need for a cost recovery policy to finance the provision and renewal of municipal services.

2.4.2 Objectives

Council's objectives are to:

1. Maintain services at existing levels.
2. Provide land for municipal service requirements and facilities.
3. Protect groundwater supply.
4. Assess the sustainability and safety of groundwater supply for present and future uses in the Resort Village.

5. Investigate the feasibility of communal wells as a back-up solution for cottagers who have little or no water on site.
6. Investigate the feasibility and affordability of using lake water to augment non-potable water supply to the Resort Village.
7. Provide an acceptable level of solid collection and disposal that is economical and environmentally safe.
8. Protect roads and roadways from unauthorized land uses.
9. Ensure costs of servicing new subdivision developments will not create an undue burden on the ratepayers of the Resort Village as a whole.
10. Develop cost recovery objectives for the provision and renewal of services in the Resort Village.
11. Review 'rate' structures for sustainable financing of municipal services in an equitable way.
12. Pursue community/regional/provincial partnerships that will increase the feasibility of municipal service capabilities (fire protection, waste management, and use of recreation and cultural facilities) for the benefit of Village residents.

2.4.3 Policies

Council will:

- a) Maintain services to provide at least existing levels of service.
- b) Update the Crown land lease agreement to provide land for municipal service requirements and facilities.
- c) Maintain a fire protection service agreement with the Village of Elbow.
- d) Investigate ways of improving fire protection.
- e) Engage the services of the RCMP for policing the Resort Village and may, on occasion, engage the services of bylaw enforcement officers for promoting education and compliance with village bylaws.
- f) Protect the groundwater.
- g) With the help of provincial authorities, will investigate alternatives for approved sewage dumping/disposal.
- h) On behalf of the consumer ratepayers, will seek a fair agreement with the Village of Elbow on sewage dumping/disposal.
- i) Provide for garbage removal that is economical while minimizing abuses to the system.
- j) Promote recycling of waste.
- k) Because of concerns over accelerated deterioration of paved roads, enact bylaws to provide for the protection of streets from unauthorized land uses.
- l) Develop a drainage protection plan along village roadways.
- m) Explore ways to assess the sustainability of the supply of groundwater underneath and beyond the Resort Village. In facing the need to assure long-term sustainability of a water supply for the Resort Village, at least the following issues/needs must be considered:
 - i. Information about the sustainability of groundwater.
 - ii. Information about the quality of ground water.
 - iii. Information about the effect of village expansion on groundwater supply for the use of existing and future residents.
- n) Investigate the feasibility and affordability of a seasonal irrigation system using lake water to take the pressure off village wells for watering trees and golf greens and providing assured water source for fire standby during high use season.
- o) Protect the safety of the natural water supply for present and future growth and to ensure that the groundwater water supply is safe from potential threats, such as use of pesticides, fertilizers, outside showers, leaking fuel tanks and septic tanks.
- p) Periodically require ratepayers to test their water wells and septic tanks as stated by resolution of Council.
- q) In light of the need for a self-funded municipal operation and capital renewal fund, research a cost recovery policy on the level of subsidy (if any) required from the property tax base and the amount that ratepayers/residents/visitors should pay towards using village and regional services or facilities.
- r) Through researched proposals and public consultation, develop and establish a rate structure for use of municipal services that will ensure ongoing operating, maintenance and capital

replacement costs that will be recovered from the resident and non-resident users based on consumption patterns.

- s) Promote increased resident awareness of water conservation, recycling, and reduction of waste through various means of communication with the residents and visitors of the Resort Village.
- t) Council will pursue community/regional/provincial partnerships that will increase the feasibility of infrastructure/service capacities (fire protection, waste management, health services and use of recreation and cultural facilities) for the benefit of Village residents.
- u) Where a subdivision of land will require the installation or improvement of municipal services and streets, the developer will be required to enter into a servicing agreement with the Village, pursuant to *The Planning and Development Act, 2007*, to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of offsite services. Council will, by resolution, establish the standards and requirements for such agreements and charges. The Village will consider sharing in the costs of a service only where the proposed service is of benefit to the whole Resort Village.
- v) Include the following community service zoning district in its zoning bylaw:
(CS) – Community Services

The intent is to reserve surveyed Lots No. 101, 102, and 103 in Block 1 for community services, public works, village operations, and community organized events.

NOTE: Zoning Bylaws will also allow community services related land uses and public works on lands in the Mistusinne Commons (Recreation) Districts, Residential Districts, and in the Future Development Districts.

2.5 POLICIES FOR DEVELOPMENT IN THE ENVIRONMENTAL RESERVE DISTRICT (ENV)

2.5.1 Background

An environmental reserve is an area that, as much as possible, should be kept in its natural state, unless it is also suitable for use as a public park or some other compatible use specified by the Zoning Bylaw. An environmental reserve is governed by restricted building regulations.

Council recognizes hazard and environmentally sensitive lands in the Resort Village (See: APPENDIX A - Figure 2 - Land Forms). Areas known to have steep topography, seepage springs and to contain wetland habitat may qualify as Environmental Reserve. These areas hold ecological and scenic values. Council wishes to maintain this area in its natural state and allow only low impact nature appreciation.

2.5.2 Objectives

Council's objectives are to:

1. Identify sensitive environmental areas and archaeological sites.
2. Protect environmental reserves from incompatible developments and uses.

2.5.3 Policies

Council will:

1. Work with Saskatchewan Environment to identify environmentally sensitive areas.
2. Designate any land within the village as dedicated land for Environmental Reserve if that land consists of:
 - i. A ravine, coulee, swamp, natural drainage course, or
 - ii. A wildlife habitat, environmentally sensitive or significant natural or heritage areas, or
 - iii. Land that is subject to flooding (seasonal beach accretion) or is, in the opinion of the approving authority, potentially unstable land (receding shoreline), or
 - iv. Land abutting the lake that is proposed for protection against pollution, for preservation of the bank, or for protection from natural hazards such as erosion and flooding.
3. Not permit development in areas identified as Environmental Reserve shown on the Land Use Concept map (APPENDIX A Figure 4 - Land Use Concept)
4. Allow only low impact recreation activities, such as non destructive nature appreciation and photography, in Environmental Reserves.
5. Allow only non-motorized use of all areas designated as Environmental Reserve.
6. Permit, after careful resource evaluation, placement of footpaths, information signs, observation

platforms, rustic park benches, and safety apparatus.

7. Prohibit, on occasion, public accesses to certain areas of Environmental Reserve areas where such measures are required to manage area resources or to reduce risk to residents and wildlife habitat. For example during nesting season, certain recreation activities may be prohibited for a period of time.

8. Seek advice from Saskatchewan Environment on managing Environmental Reserve areas.

9. Zoning Bylaw shall include following restricted development zoning district (ENV) – Environmental Reserve.

The purpose of this district is to set aside land in the Resort Village pursuant to Section 185 of *The Planning and Development Act 2007*. The intent of this district is to conserve these areas for their intrinsic value and afford the opportunity for non-invasive public appreciation.

2.6 POLICIES FOR THE FUTURE RESIDENTIAL DEVELOPMENT DISTRICT (FD)

2.6.1 Background

The primary reason for the consideration of a residential expansion is in response to the fact that the Village Council is facing a growing need for capital funds to pay for infrastructure and village operations. Land capability for additional lots is good; as is demand for additional lots within the Resort Village.

Two expansion options were presented at the spring 2008 public meeting of ratepayers: infill into green spaces within the surveyed townsite, and/or developing the area north of the golf course within the Resort Village. Expansion into green spaces (Buffer Strips, under The Dedicated Lands regulations, with title held by the Crown) had been proposed by some ratepayers to finance resurfacing of all village roads and to set up a capital reserve fund from the sale of lots. Subsequent petitioning strongly opposed subdividing into green spaces. Further, *The Dedicated Lands Regulations* state that proceeds from sale of dedicated lands may not be used for financing municipal infrastructure and operational needs.

Issue themes around possible support of cottage expansion included:

- A large number of residents indicated that they want to preserve the rural character of the village.
- Many residents believe that additional cottage sites would place undue demand on the groundwater for the shared use of villagers.
- Before any additional lots are surveyed for cottages, many residents want an environmentally satisfactory solution for the disposal of sewage from the village.
- In the absence of a Crown Land Disposition Policy for private cottages (from Saskatchewan Environment), Council is uncertain of what portion of revenue from the sale of new lots would be turned over to the village in recognition of the infrastructure it provides.
- Cost of development and servicing should be borne by the new development with no financial hardship on ratepayers in the present townsite.
- Sufficient provisions must be made for water, sewage and waste disposal.
- Expansion plans should be approved through a plebiscite by a majority of the electorate.

While most cottage owners during the spring 2008 public meeting opposed any expansion within the existing town site, many cottage owners gave qualified recognition for expansion north of the golf course. Council has abandoned expansion into green spaces. Consultation process indicated that those ratepayers interested in cottage expansion wanted further public consultation before Council should consider additional lots.

2.6.2 Objectives

Council's objective is to:

1. Provide for the possibility of future residential development within the Resort Village as may be approved by the electorate of the Resort Village.

2.6.3 Policies

Council will:

- a) Convene a Land Development Committee to assess the acceptability of a new residential development directed north of the golf course. Such assessment would include:
 - i. Determination that there would be no negative social, environmental and financial impact on the community,
 - ii. Determination of benefits to the community as to improved sustainable viability, and
 - iii. Public consultation.
- b) Review subdivision proposals and consider any related matters within the Official Community Plan and Zoning Bylaw.
- c) Not proceed to seek approval of responsible authorities unless a proposal has been presented to the public during a summer period (July 1st to end of Labour Day weekend) to assess public response.
- d) Zoning bylaws shall include the following future development zoning districts:
(FD) – Future Development
The intent is to reserve unsubdivided and/or undeveloped land for future possible residential development comprised of primarily single detached dwellings and recreation us, along with compatible community service and public work uses.

PART THREE – OTHER POLICY CONSIDERATIONS

3.1 POLICIES REGARDING BUSINESS OR COMMERCIAL DEVELOPMENT

3.1.1 Background

One of the goals of this Community Development Plan is the preservation of the village for its primary purpose as a recreational residential community. For most of the ratepayers the Resort Village of Mistusinne is a seasonal residential community. Ratepayers and residents have a full range of commercial services available in nearby municipalities. Residents make extensive use of these commercial opportunities (See: Appendix B: Leisure/Recreation Survey, January 2008).

Concerns about commercial development and commercial use of cottage property in the Resort Village include:

- Mistusinne residents, past and current, have indicated their opposition to commercial development and commercial use of property in the Resort Village.
- Some ratepayers do not want commercial businesses and services such as room rental, rental accommodations, bed and breakfast operations, equipment rentals, outfitting businesses (hunting, fishing and guiding), boat rental and commercial campground or neighbourhood stores as these are available year-round in neighbouring communities.
- Residents are concerned with noise, litter, traffic, outside storage, conversion of accessory buildings to commercial use, environmental pollution such as oils and chemical spills, annoyances to residents, decrease in property values and detracting from the residential character of the Resort Village.
- Residents do not want to attract non-resident use and attendant pollution, sewage and wastes generated from short-term rentals.
- Ratepayers want to maintain the purely recreational residential nature of the Resort Village.

Rental accommodations

Some residents are concerned about the conversion of garages and storage sheds to granny apartments and guest houses for rental accommodations, and bed and breakfast operations. Other residents argue that: the very nature of a cottage is that it becomes a destination point for family and friends; detached guest quarters are a natural part of having a cottage; such facilities contribute to village revenue through the tax base. Building bylaw requirements would apply to such conversions.

Each resort community deals with the question of short-term renting of private dwellings/cabins as decided by the community. Some resort communities do not distinguish rental periods in their zoning bylaws and cabin owners can rent their property to others.

In or near some destination commercial resorts, such as fishing and hunting destination areas or ski resorts, some properties are located in zones that allow for both residential and tourism land uses. In other cases, rental periods less than 30 consecutive days are considered tourist accommodations which are allowed only in commercial zones. In some resort communities bylaws permit the rental of properties in residential areas only as permanent seasonal recreation residences.

Council considers short-term rental properties to be a commercial use. Council recognizes that some ratepayers wish to accommodate their friends and families as non paying guests.

Council also recognizes that some property owners, for their own reasons, wish to enter into a long-term rental arrangement with the new occupants who would be the sole occupants of the property for an extended period.

Home-based businesses

There is a potential risk of using the discretionary use process as a backdoor entry to commercial development that is not part of the ratepayers' vision for the Resort Village. Home-based businesses, although existing in the Resort Village, if not regulated, could lead to impacts on the residential character of the Resort Village. Council also realizes that certain forms of home based business are clearly secondary to the principal residential use of the dwelling and may be acceptable to residents as long as they are compatible with the neighbourhood and do not impact the health, safety and enjoyment of neighbouring residents.

Bed and Breakfast Operations

Concern has been raised about the advisability of home based businesses, and bed and breakfast operations in light of available nearby services. Some ratepayers have been concerned that bed and breakfast operations are just a different term for tourist accommodations which are not allowed by the OCP. Certain forms of home-based businesses and home occupations are considered commercial services which are not allowed in residential neighbourhoods, and that other forms are not compatible with residential land use for such reasons as unsightliness, traffic, noise, unsightliness, number of employees involved in the business, compatibility with neighbouring properties and potential for land use conflict, and impact on the single-dwelling residential character of the neighbourhood.

3.1.2 Objectives

Council's objectives are:

1. To maintain the purely residential and recreational character of the Resort Village.
2. Not to allow commercial development and land use in the Resort Village.

3.1.3 Policies

Council:

- a) Shall not permit commercial development in the Resort Village.
- b) Shall not allow rental facilities for tents, campers, trailers, motor homes or other forms of temporary accommodation on any lot in the Resort Village.
- c) May recognize and permit accommodations for non-paying guests of ratepayers, such as their friends and relatives.
- d) May permit long-term rental arrangements for new occupants who would be the sole occupants of the property for an extended period.
- e) Shall not permit the servicing of automobiles, boats, or other machinery repair as a home-based business.
- f) Shall not permit short-term rental of properties.
- g) Shall not allow the sale of liquor.

- h) May permit **home-based businesses** in residential districts in the Resort Village as discretionary uses regulated by the Zoning Bylaw as per the following guidelines:
- The home-based business will clearly be secondary to the principal residential use of the primary dwelling unit.
 - The home-based business will not cause any apparent variation from the residential appearance of the dwelling.
 - The home-based business will not require the construction of an additional building or other structure.
 - The activities shall be conducted entirely within the principal building.
 - Exterior storage of materials and commercial and farm equipment, large trucks, shall not be necessary in the operation of the home occupation.
 - The participants in the home-based business at the dwelling will be restricted to the residents of the principal dwelling.
 - As the Resort Village is a seasonal residential community, year-round services, such as snow ploughing will not necessarily be provided to the business by the Resort Village.
 - It can be established, following Section 54, 55, and 56, of *The Planning and Development Act 2007* that there will be no conflicting land use issues during the course of the enterprise with surrounding properties.
 - Home-based businesses and bed and breakfast operations comply with the building bylaw of the Resort Village and the National Building Code of Canada.
- i) May permit **bed and breakfast lodging** in residential districts as discretionary use regulated by the Zoning Bylaw as per the following guidelines that the bed and breakfast operation:
- Must be located in, and ancillary to, a single detached dwelling used as the operator's principal residence.
 - Must be licensed by provincial regulatory agencies (*The Public Health Act* and *The Public Accommodation Regulations*, *The Public Eating Establishment Regulations*, and meet the requirements of the Fire Commissioner).
 - Shall have the number of bedrooms for guest bedrooms limited by bylaw.
 - Will be required to comply with the Building Bylaw of the Resort Village and the National Building Code of Canada.
 - Will be required to provide one (1) off-street parking space entirely on the lot for each lodging room.
 - Shall be required to maintain the residential character of the neighbourhood.
 - Is able to establish, following Section 54, 55, and 56, of *The Planning and Development Act 2007*, that there will be no conflicting land use issues during the course of the enterprise with surrounding properties and the enjoyment of area residents.
 - Has obtained a business license from the Resort Village.
 - Is responsible for their own snow and waste removal costs during the off-season.

3.2 POLICIES REGARDING HERITAGE RESOURCES

3.2.1 Background

The Heritage Property Act requires clearance of proposed developments in potential areas of archeological sites.

According to a preliminary screening by Heritage Resources Branch (Ministry of Tourism, Parks, Culture and Sport) there is a high potential for unrecorded archeological sites on the Qu'Appelle Valley wall and on adjacent uncultivated native prairie upland terrain as numerous archeological sites have been recorded on similar terrain in close proximity to the lake. Saskatchewan Heritage Resources Branch has indicated a high potential exists for unrecorded archeological sites in Sections 20 and 29-24-4 W3M (the Resort Village area)

Should future developments, such as subdivision expansion, new roads or gravel extraction be planned for this area, the Resort Village is required to submit development plans to the Heritage Branch for additional screening.

The Saskatchewan Geographic Name Board gave the Mistusinne name to the Resort Village from the Cree '*Mistassini*' for 'big rock'. The rock was a glacial erratic in the coulee of Aitkow Cree, about 7 kilometres south of the Resort Village on an ancient sacred site for the Plains Indians for their Sun Dance ceremonies. The site is now under the waters of Lake Diefenbaker.

3.2.2 Objective

To cooperate with the Heritage Resources Branch in heritage resource conservation within the Resort Village.

3.2.3 Policy

As required by *The Heritage Property Act*, Council shall cooperate with the Heritage Resources Branch by submitting future development plans to the Heritage Resources Branch for additional screening.

3.3 POLICIES REGARDING OPEN SPACE MANAGEMENT

3.3.1 Background

Residents of the Resort Village of Mistusinne are attracted to the aesthetically pleasing environment of open space areas of the Resort Village and the lakeside environment of Lake Diefenbaker. Council recognizes one of the goals of the Resort Village is the sustainable management of open space area *natural environment* within the Resort Village, and a prerequisite to the sustainable development, use and enjoyment of the Resort Village.

Open spaces refer to all un-subdivided lands and include all lands and road right of ways outside the private cottage lots within the Resort Village area. Open spaces are Crown lands, leased from Saskatchewan Environment to the Resort Village. In addition to providing recreation opportunities, open spaces in the Resort Village serve important protection, preservation, conservation and village shaping functions (the green spaces, rural atmosphere, and park like setting).

Residents have made known that the water quality of Lake Diefenbaker, the enjoyment of the Village's park-like setting, and protection of the environmental assets (trees and grasses, ground water, and sensitive pockets of wetland/seepage areas/springheads) of the Resort Village are extremely important.

This section of the OCP establishes area wide environmental objectives and policies for the provision, conservation, protection and development, and management of open space lands in the Resort Village. Environmental objectives and policies in relation to the *built environment* are described under Policies for Development in each of the following Districts: Residential, Green Spaces and Community Services Districts. All policies are intended to support each other.

The primary intent this policy will be to work toward reducing, mitigating and eliminating the physical degradation of natural and cultural resources and the sustainable management (conservation) of trees and grasses within the Resort Village. The overall management approach will be sustainability - to balance the needs for the conservation and protection of the natural and cultural environment with the built environment within sustainable development limits and to ensure quality life for residents of the Resort Village.

To be an environmentally sustainable community, the Resort Village will continually be adjusting to meet the needs of its residents while preserving the natural environment of the Resort Village. The expected benefits of environmental management are:

Environmental benefits:

- Habitat protection and enhancement, including nesting habitat and wildlife corridor linkages,
- Water and soil conservation,
- Improved air quality.

Social benefits:

- An appreciation for natural values (air, soil, water, wildlife, fisheries, recreation, village trees and grasslands, archaeological sites),
- Opportunities to take part in community volunteer projects such as tree plantings,
- The protection of archaeological sites,
- Shelter and shade,
- Recreation opportunities such as nature appreciation, bird watching, hiking, cycling, cross country skiing or snow shoeing,
- A park like resort setting.

Economic benefits:

- Enhanced property values,
- Substantial savings by maintaining the area in a more natural condition rather than repeated short grass mowing,
- Protection of property from natural hazards.

3.3.2 Objectives

1. Preserve the park like setting. Provide residents with an environmentally safe, sustainable and aesthetically pleasing community.
2. Protect development from flooding and hazards to persons and property.
3. Ensure sound management of land and village landscape cover.
4. Protect the native flora and fauna, wildlife habitat, and village trees and grasses in the Resort Village.
5. Protect groundwater supply (aquifers) areas and the natural capacity of lands for stormwater management in the Resort Village.
6. Protect defined areas of environmental reserves and heritage resources.
7. Avoid environmentally inappropriate management of village trees and grasses. For example, promote a sustainable approach to the day-by-management practices in the Village.
8. Engage the community in environmental stewardship, for example resident volunteers' involvement in open space management such as planting and tending to trees plantations.
9. Cooperate with Municipal, Provincial and Federal authorities to promote the safe and environmentally responsible use of Lake Diefenbaker.

3.3.3 Policies

- 1) Proposed developments in all areas within the "restricted building area" under *The Reservoir Development Area Regulations* shall be subject to approval by the Saskatchewan Watershed Authority.
- 2) Council will work with the Provincial authorities to extend the Village boundary to the waterline of Lake Diefenbaker to regulate land use, development and protection along the lakeshore.

Hazard lands

- 3) Areas designated a potential development shall avoid all hazard land.
- 4) 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.
- 5) Hazard lands shall include:
 - Any land subject to flooding, erosion, potential slope instability,
 - Any land within a 1:500 design flood freeboard elevation of the lake/reservoir as identified by the Saskatchewan Watershed Authority, or by other competent authority responsible for flood potential estimation; or,
 - Any other land considered 'hazard land' by the Saskatchewan Watershed Authority.
- 6) Proposed development on hazard lands will be referred to the Saskatchewan Watershed Authority before Council considers approval of developments.

Control and prohibition of use of open space areas

- 7) Bylaws of Council will control or prohibit use of open space areas within the Resort Village and on near-shore lake surface.
- 8) Use of firearms, trapping, camping, fire works, the allowing and prohibiting of pets, with due regard for protection of open space resources, public safety and prevailing regulations of Provincial and Federal authorities will be regulated by bylaws of Council.

Vegetation management (Trees and Grasses)

- 9) No clearing of land will be allowed without a Development Permit for the permitted use.
- 10) Council will promote the sustainable management of "village forests" and grasslands by the establishment, expansion and protection of "village forests" and the conservation of grasslands for environmental, recreational, wildlife habitat, and aesthetic benefits to the residents of the Resort Village.
- 11) Council will consult the residents during the periodic updating of the existing tree and grassland management plan (A Report On The Afforested Areas And Grasslands of the Resort Village of Mistusinne, endorsed by Council in 2007) to provide for the planting, protection, management and tree plantations with due regard for local environmental conditions.
- 12) Removal of vegetation and excessive recreation use and mowing can promote loss of existing natural ground cover, erosion and loss of land productivity. As a condition of development and use permits, impacts associated with development, construction and recreation use can be mitigated through appropriate conservation measures such as topsoil recovery, re-vegetation, and area rotation.
- 13) Removal of trees, underbrush or any ground cover for reasons of access to property, parking, firewood, and aesthetics and for development is prohibited unless specifically authorized to do so by the Resort Village.
- 14) Where a person or a contractor removes vegetation without authorization, the Resort Village will require that person(s) or a contractor, to revegetate the area during the next growing season. Associated costs of re-vegetation will be borne by that person(s) or a contractor.
- 15) Tree Cutting Bylaw will be maintained as a management tool, to remove dead or mature dying trees if the trees pose a safety threat by windfall to person and property, to assist in the cultivation and management (release cutting for under planting, structural changes to improve shelterbelt value and enrichment planting) of tree plantations. It is recognized that mature and dead trees have wildlife habitat (bird) value. The Resort Village shall mark the trees scheduled for removal.
- 16) Council will promote the Friends of Trees and other volunteer initiatives in the establishment and care of trees. All trees, whether on extension of private landscapes or placed by volunteers public lands are considered village property.
- 17) Council will provide information to residents on tree selection and care of trees and shrubs suitable for local conditions.
- 18) Council will extend responsibility for sound environmental management to the property owners, residents, and developers to promote the visually pleasing appearance of the Resort Village.

Groundwater and source water protection

- 19) Bylaws of Council will introduce regulations and programs for groundwater protection to safeguard 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 septic tanks, and disposal of hazardous material.
- 20) Council will take the following actions to protect the source groundwater for domestic use:
 - i) take the lead in an inter municipal and intergovernmental cooperation/partnership on a local groundwater management (protection) organization to protect the aquifer recharge area;
 - ii) seek the cooperation of municipalities, Highways, CPR, and the Douglas Provincial Park to develop a spill response contingency plan in and adjacent to the Resort Village;
 - iii) take a science based approach, including and not limited to a groundwater geohydrology investigation, to develop groundwater protection strategies to ensure the

long-term sustainability of groundwater supply to the present and future residents of the Resort Village.

Storm Water Management

- 21) The Resort Village relies on the natural absorption capacity of permeable sandy soils in the open spaces and the internal drainage through infiltration to absorb rain and snowmelt water. Within the built areas (subdivision/townsite), the 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. Open Space Management calls for maintaining natural vegetation cover to reduce risk of soil erosion and runoff.
- 22) Bylaws of Council will, as an alternative to costly curb and gutter drainage systems and risk of soil erosion, provide for stormwater management by protecting the natural onsite drainage capacities and avoiding drainage issues between adjoining sites, along road ways (right-of-way) and open spaces. Within the residential areas, the placement of driveways and extent of boulevard parking will be regulated to maintain 'swales or drainage ditches', and onsite drainage capacities.

Shoreline modifications and installations

- 23) It is Council's policy that shoreline modifications, including beach development and re-profiling of backshore lands and construction of foreshore/backshore installations such as a boat launch, will not be permitted in environmentally sensitive areas, unless an environmental review shows the proposed improvements can be carried out in an environmentally responsible manner and received approval from Saskatchewan Environment and the Saskatchewan Watershed Authority.

Interagency Cooperation

- 24) Council will enter into cooperative planning with Municipal, Provincial and Federal neighbouring jurisdictions and businesses, consistent with and complementary to the primary purpose and needs of the community. For example, the Resort Village will be proactive on the water quality of Lake Diefenbaker and engage in inter municipal and interagency cooperation that protects the environment.

Zoning Bylaws

- 25) Zoning Bylaws shall include the following restrictive overlay districts where additional regulations will apply to specific lands 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 following overlay zone regulations shall take precedence:
 - a) Groundwater Protection and Storm Water Management Regulations overlay over the entire area.
 - b) Open Space Management Regulations overlay the entire Village area.

PART FOUR – IMPLEMENTATION

The principal means of implementing the Official Community Plan shall be the Zoning Bylaw No. 05-09 to be adopted in conjunction the adoption of this Official Community Plan.

4.1 Effect of Plan

- 1) This Official Community Plan must be adopted by Bylaw of the Council in accordance with the public participation requirements of Part X of *The Planning and development Act, 2007*.
- 2) The legal effect concerning the objectives and policies of this Official Community Plan is set out in Section 40 of *The Planning and Development Act, 2007* and the bylaws respecting the use and control of lands is passed under Section 46 of *The Saskatchewan Watershed Authority Act, 2005* as bylaws respecting the use and control of land for lands within the Reservoir Development Area in the Resort Village of Mistusinne.

4.2 Zoning Bylaw

- 1) The purposes of the Zoning Bylaw shall be to implement the objectives and policies of the Official Community Plan 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 recommended in **Part Two** of this Official Community Plan by prescribing and establishing zoning districts for residential uses (**R1**), green spaces (**GS**), recreational uses (**MC**), community service (**CS**), environmental reserve (**ENV**), and future development (**FD**). Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, site coverage, open space management, and any other factors of particular concern within the district.
- 3) Council may consider additional districts if there arises a special need for specific controls in a particular area.

4.3 Amendment of the Zoning Bylaw

Council will consider the following factors when dealing with applications to amend rezoning regulations or standards, to rezone land, or subdivide and develop land:

- Conformity to the Official Community Plan,
- Suitability of the site for the proposed development,
- Compatibility of land use,
- Provision of dedicated lands as may be required for subdivision,
- The Resort Village's financial capability to support the development,
- The adequate provision and timing of development of municipal services, and
- The completion of a servicing agreement for onsite and offsite services.

4.4 Use of the Holding Symbol "H"

The Holding symbol "H" 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 of Mistusinne until all these conditions have been met. The holding symbol may be removed after those conditions have been met.

4.5 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.

4.6 Minor Variances to the Zoning Bylaw

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.

4.7 Subdivision, Concept Plans and Phasing of Development

The Resort Village directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, 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 space areas) shape and location
- Determine the location and design of parks and pathways.

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 there is a concept plan or not, 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 for:

- 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.

4.8 Servicing Agreement

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.

Council will undertake 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.

4.9 Development Levy Bylaw

Council may, by separate bylaw, provide for a Development Levy Bylaw according to Section 174 of *The Planning and Development Act 2007* for the purpose of recovering all or part of all of the capital costs of providing, altering, expanding or upgrading services and facilities associated, directly or indirectly, with a proposed development. According to Section 174 of *The Planning and Development Act 2007*, the funds do not form part of municipal general revenue.

4.10 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 can be included in the bylaw.

4.11 Land Acquisition, Purchase and Lease

In accordance with *The Municipalities Act*, 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.

4.12 Inter-municipal and Inter-jurisdictional Cooperation

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 regional planning).

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.

Council will support discussions with neighbouring municipalities which are aimed at ensuring that development on Lake Diefenbaker enhances and protects the environment of the lake for all its users.

4.13 Village Works Program

Facilities and services that are the responsibility of the Council shall only be provided in accordance with the goals, objectives, and policies of this Official Community Plan to ensure the effective and efficient control of development and public spending.

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

4.14 Further Studies

When required, Council will undertake such studies or programs as required for facilitating and supporting the development of the Resort Village. Before proceeding with possible plans for future residential development, Council will place a priority on groundwater hydrological assessment to ascertain the availability of potable water for present residents and future development.

4.15 Monitoring

The Official Community Plan 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 Official Community Plan in meeting the overall community objectives, Council will monitor plan implementation and evaluate the appropriateness of this document and its policies.

4.16 Amendment

The Official Community Plan 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 Official Community Plan

4.17 Administration

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

4.18 Interpretation

Zoning Bylaw definitions shall apply to this Official Community Plan.

4.19 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 Lake Diefenbaker, 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 Map.
- 3) A district boundary shown following approximately the shoreline, row of trees, or road and tails 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.

In order to provide for flexibility in the interpretation of the text and maps of this Official Community Plan, it is intended that all figures, numbers, and quantities shown in the Official Community Plan be considered to be approximate, and that minor changes will be permitted without amendments to this Plan, provided that they do not affect the intent of this Plan.

4.20 Severability of Provisions of the Official Community Plan and Zoning Bylaw

- 1) The provisions of the Official Community Plan of the Resort Village of Mistusinne 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 Act).
- 2) If Council has not passed a Zoning Bylaw pursuant to *The Planning and Development Act, 2007*, the Council, in adopting this Official Community Plan, shall by separate bylaw, pass a Zoning Bylaw in accordance with this Act.
- 3) The Council shall ensure that the Resort Village's Zoning Bylaw is consistent with the Official Community Plan of Mistusinne Resort Village, and any part of the Zoning Bylaw that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent (Section 34(2) of *The Act*).

4.21 Ministerial Approval

This Official Community Plan takes effect on the date of final approval by the Saskatchewan Minister of Municipal Affairs.

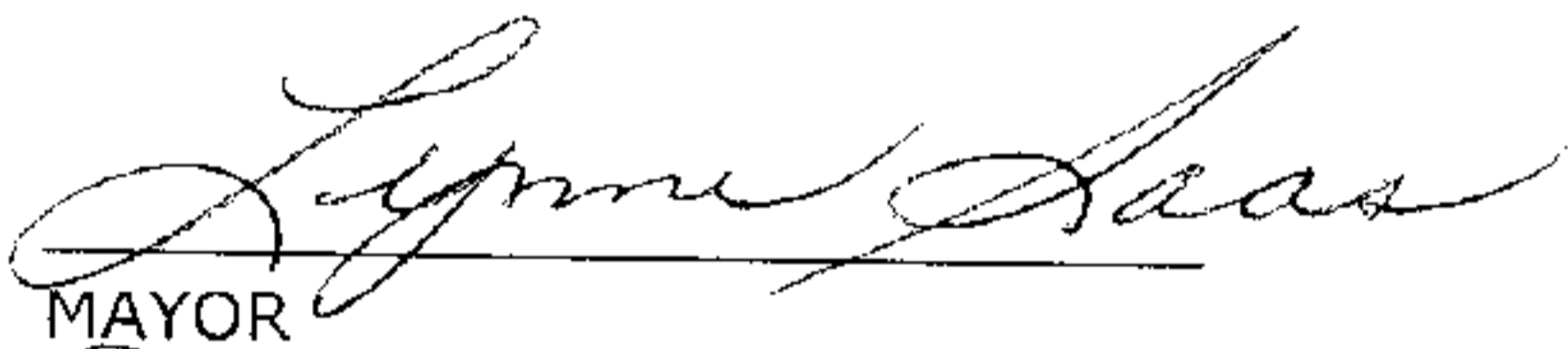
4.22 Council Readings and Adoption

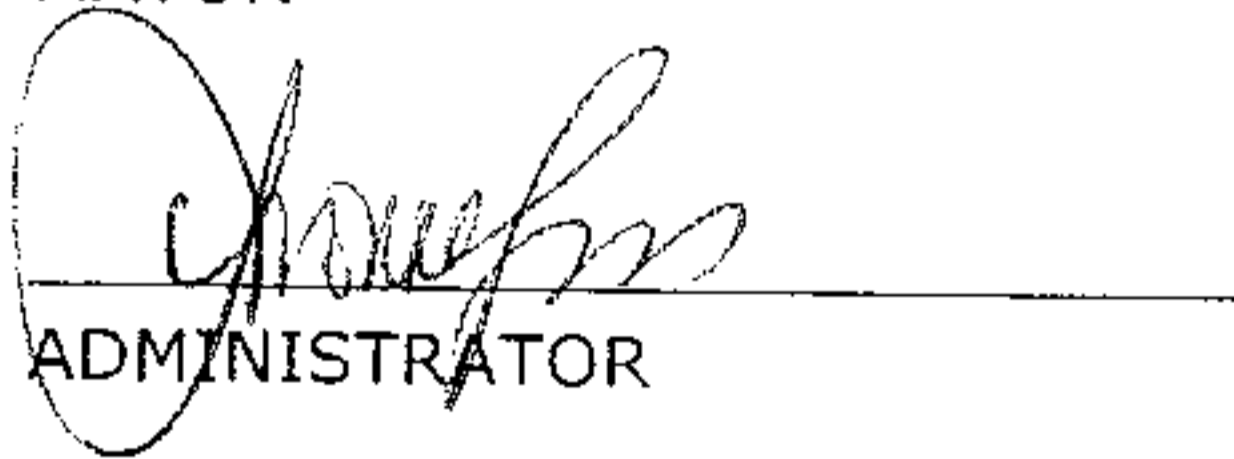
Introduced and read a first time this 20th day of November, 2010

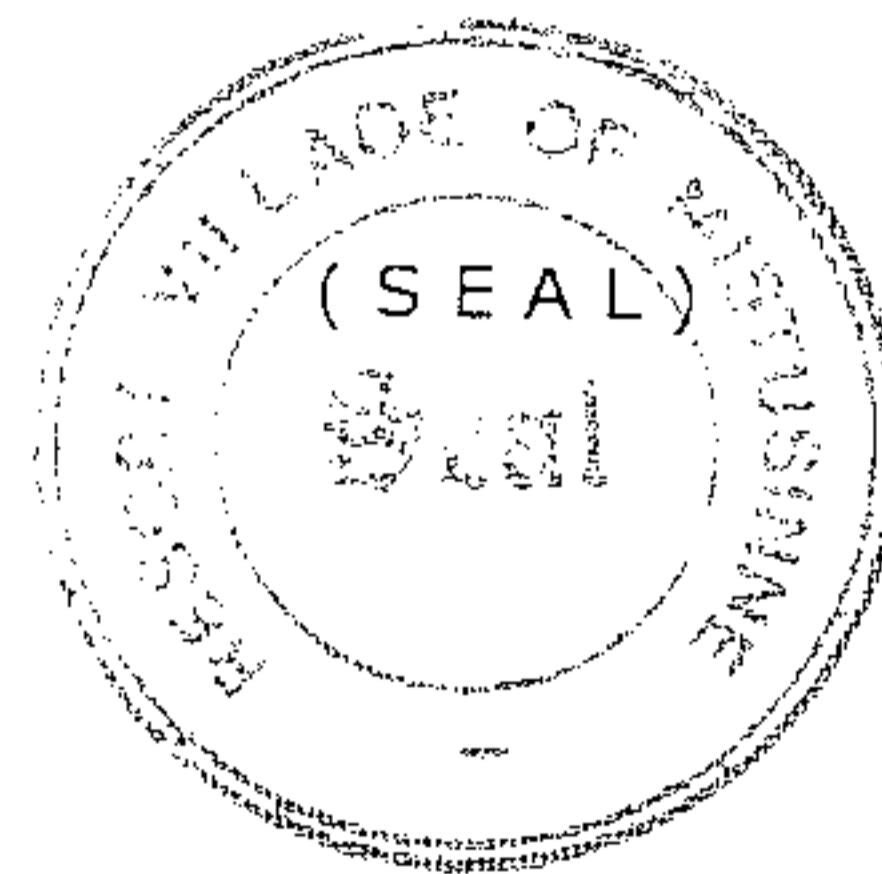
Read a second time this 18th day of December, 2010

Read a third time this 26th day of March, 2011

Adoption of Bylaw this 26th day of March, 2011


MAYOR


ADMINISTRATOR



Ministerial Approval Date _____



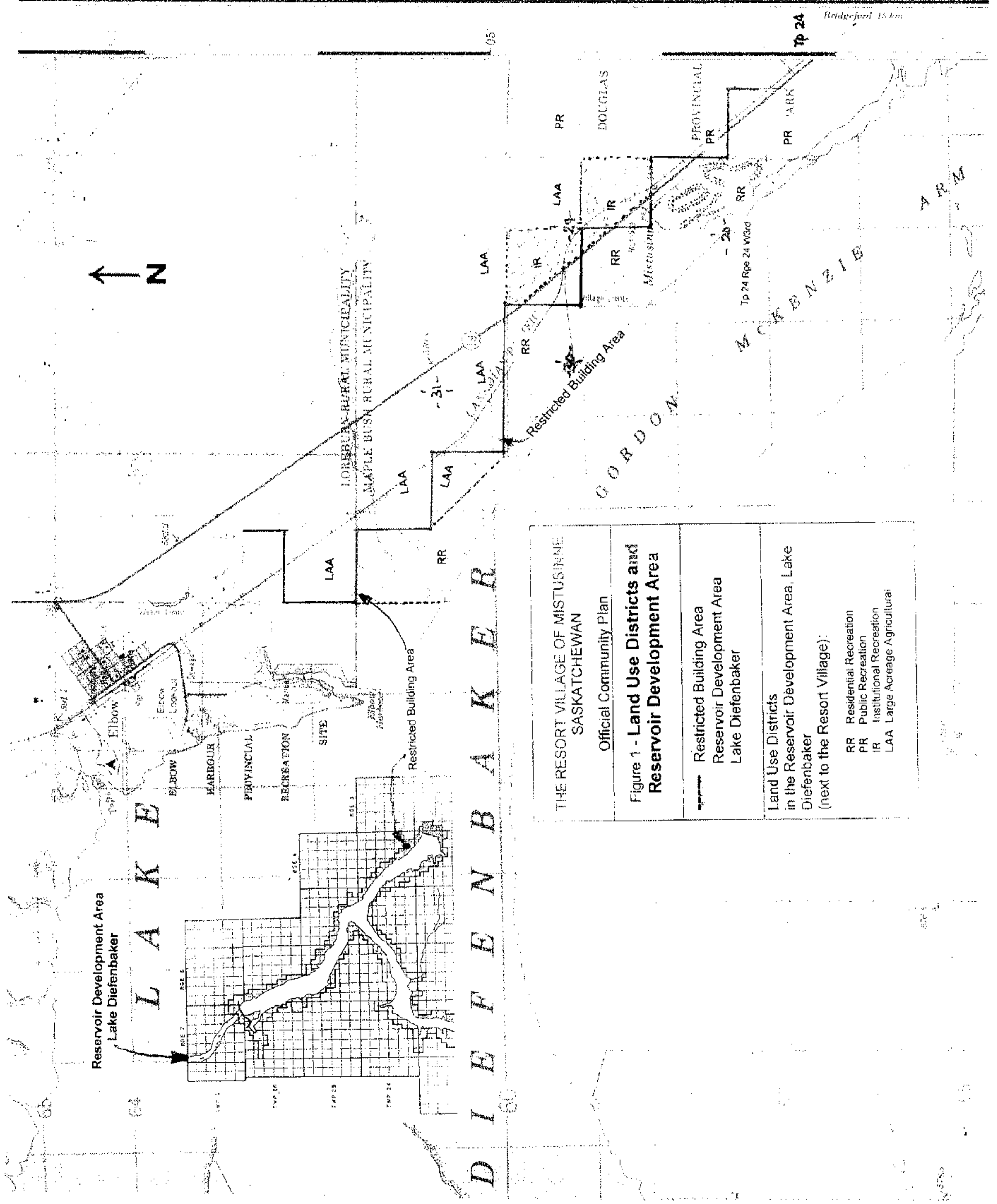
APPENDIX A: Figures

Figure 1 - Land Used Districts and Reservoir Development Area

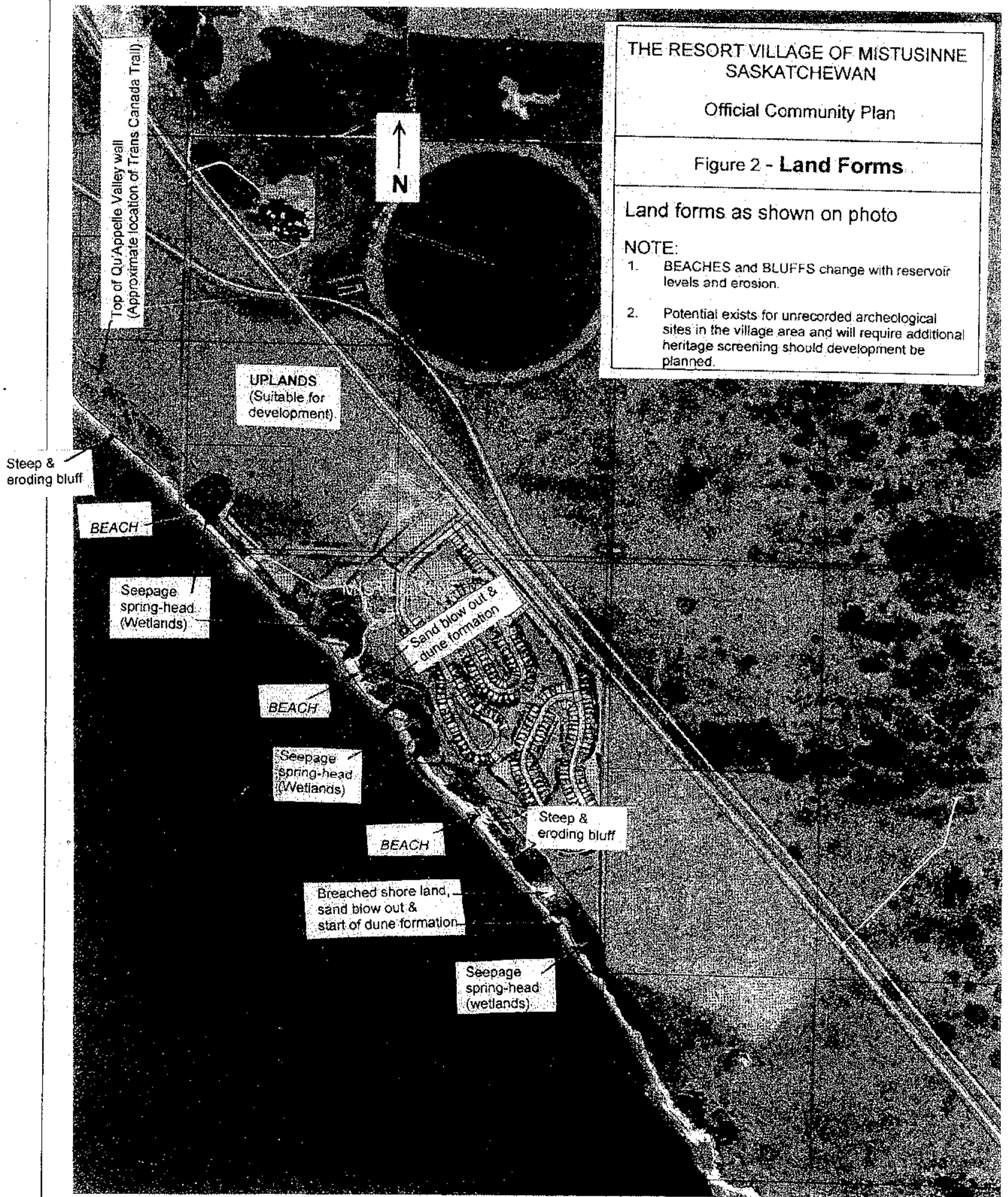
Figure 2 - Land Forms

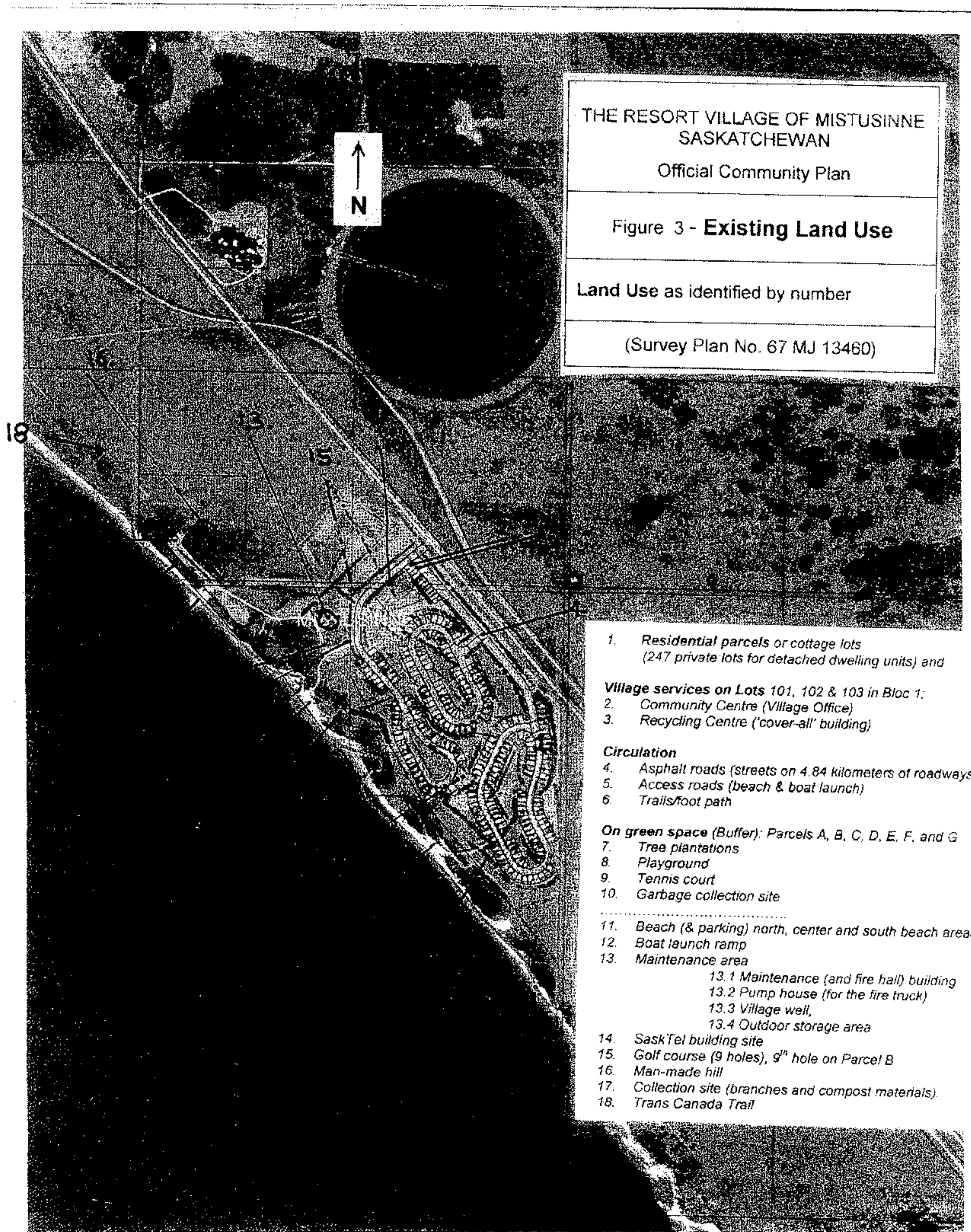
Figure 3 - Existing Land Use

Figure 4 - Land Use Concept



<p>THE RESORT VILLAGE OF MISTUSINNE SASKATCHEWAN</p> <p>Official Community Plan</p>
<p>Figure 1 - Land Use Districts and Reservoir Development Area</p>
<p>--- Restricted Building Area Reservoir Development Area Lake Diefenbaker</p>
<p>Land Use Districts in the Reservoir Development Area, Lake Diefenbaker (next to the Resort Village):</p> <p>RR Residential Recreation PR Public Recreation IR Institutional Recreation LAA Large Acreage Agricultural</p>





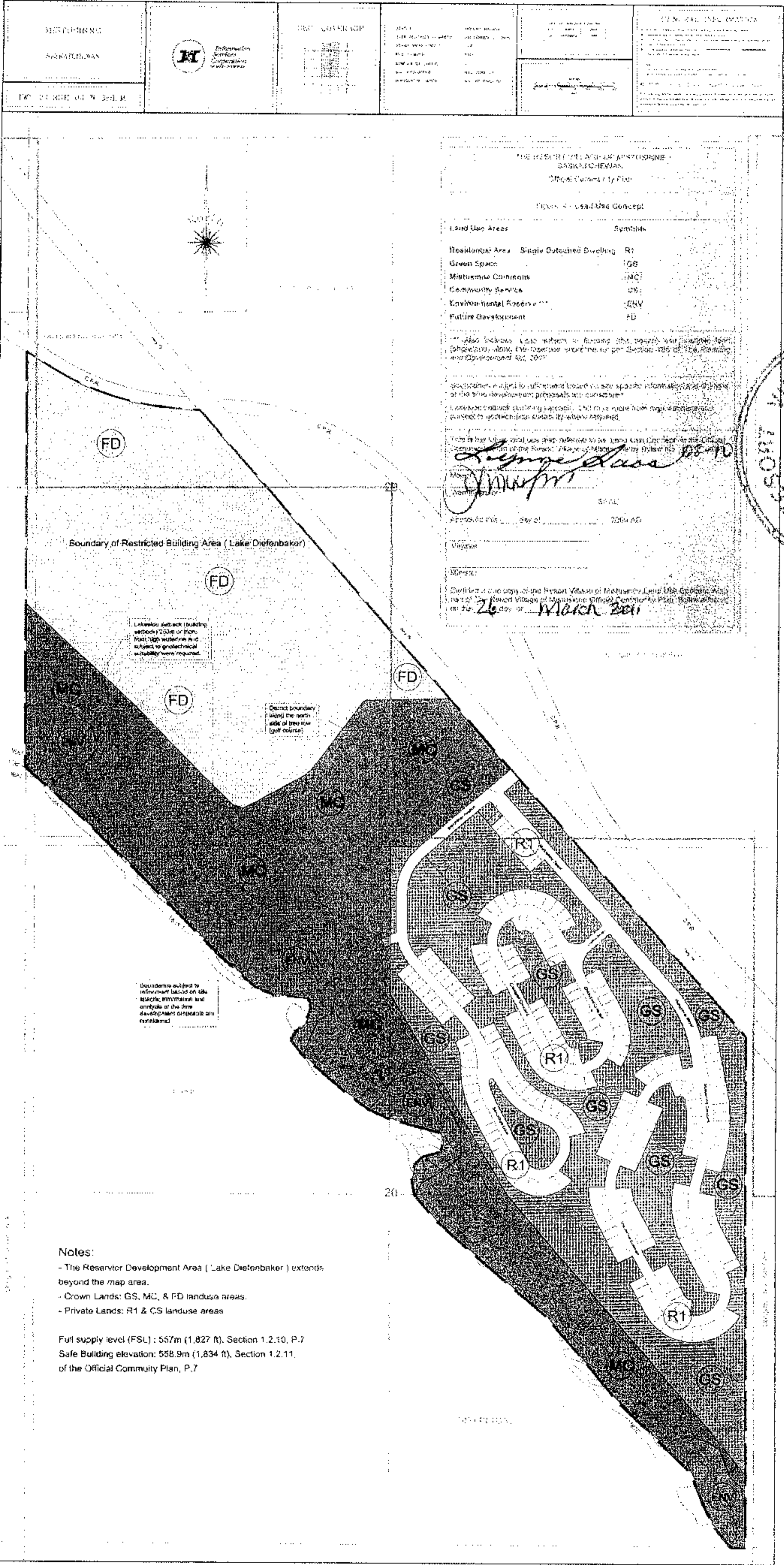
THE RESORT VILLAGE OF MISTUSINNE
SASKATCHEWAN
Official Community Plan

Figure 3 - Existing Land Use

Land Use as identified by number

(Survey Plan No. 67 MJ 13460)

1. Residential parcels or cottage lots (247 private lots for detached dwelling units) and Village services on Lots 101, 102 & 103 in Bloc 1:
 2. Community Centre (Village Office)
 3. Recycling Centre ('cover-all' building)
- Circulation**
 4. Asphalt roads (streets on 4.84 kilometers of roadways)
 5. Access roads (beach & boat launch)
 6. Trails/foot path
- On green space (Buffer): Parcels A, B, C, D, E, F, and G**
 7. Tree plantations
 8. Playground
 9. Tennis court
 10. Garbage collection site
11. Beach (& parking) north, center and south beach areas
12. Boat launch ramp
13. Maintenance area
 - 13.1 Maintenance (and fire hall) building
 - 13.2 Pump house (for the fire truck)
 - 13.3 Village well,
 - 13.4 Outdoor storage area
14. SaskTel building site
15. Golf course (9 holes), 9th hole on Parcel B
16. Man-made hill
17. Collection site (branches and compost materials).
18. Trans Canada Trail



THE RESORT VILLAGE OF BAIE ST-JEAN
 BAIER CHEVIAN
 Official Community Plan
 Figure 4 - Land Use Concept

Approved this 26 day of March 2011

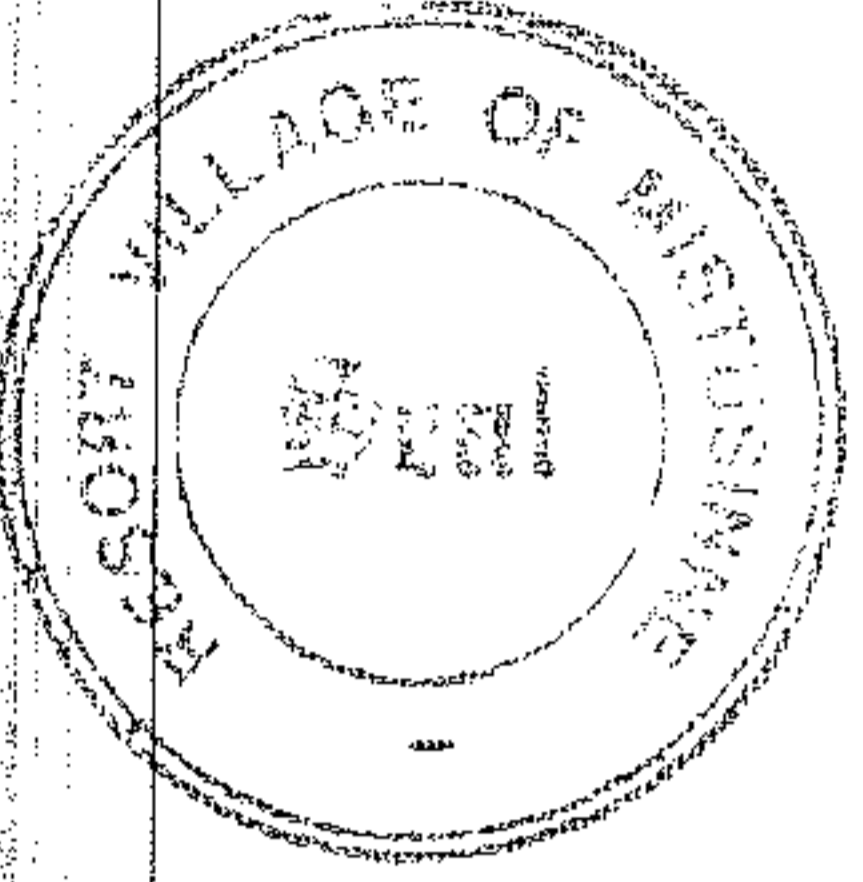
Mayor: *[Signature]*

Deputy Mayor: *[Signature]*

City Clerk: *[Signature]*

City Council: *[Signature]*

City of Baie St-Jean



Notes:

- The Reservoir Development Area (Lake Diefenbaker) extends beyond the map area.
- Crown Lands: GS, MC, & FD landuse areas.
- Private Lands: R1 & CS landuse areas

Full supply level (FSL): 557m (1,827 ft), Section 1.2.10, P.7
 Safe Building elevation: 558.9m (1,834 ft), Section 1.2.11, of the Official Community Plan, P.7

APPENDIX B: Leisure/Recreation Survey Results, January 2008

KEY FINDINGS (see complete results at back of report)	
<p>1. Demographics and person occupancy: when the cottage is in use during a typical year; average*** occupancy of <u>5 persons/cabin</u>, whose 'ages' are:</p> <ul style="list-style-type: none"> • 69% adults, • 21% children, and • 10% youth. <p>[Source: 1. NUMBER OF COTTAGE USERS] *** there was a wide spread in the no. of persons/per cabin</p>	<p>5. Use of recreational time at the cottage</p> <ul style="list-style-type: none"> • 100% working on the cottage • 99% <i>beaching (tanning, playing)</i> • 99% visiting with friends • 99% hiking/walking • 98% nature appreciation • 96% <i>exploring the beach & 96% swimming</i> • 95% bicycling • 86.5% <i>fishing & 84% boating</i> • 85% attending special events • 82% golfing at Mistusinne • 81% bird watching • 65% water skiing/tubing • 57% village volunteer work • 59% playground • 56% berry picking • 43% riding quad/ATV • 32% playing tennis [<u>court was in disrepair and net vandalized</u>] • 18% playing softball or baseball [<u>no ball field</u>] <p>[5. USE OF RECREATIONAL TIME AT THE COTTAGE]</p>
<p>2. Cottage Use: during a typical year</p> <ul style="list-style-type: none"> • 10.0 % full time residents & 90% seasonal occupants. • Of the seasonal occupants: • 53.4% use their cottage for two months or less, • 28.3% for 2 to 4 months (cumulative 81.7%), and • <u>8.3% %</u> for over 4 months (cumulative 90%) 100.00% <p>[2. AMOUNT OF TIME COTTAGE USED]</p>	<p>6. Othe recreational needs (list any recreational facilities, programs or activities you would use if offered in our village)</p> <ul style="list-style-type: none"> • 3/139 ball diamond • 2/139 beach volley ball • 1/139 horseshoe pit <p>Only one call for horseshoe pits considering that these were banned from green spaces because of safety/grass maintenance concerns, about 2 – 3 years ago. No one mentioned picnicking.</p> <p>[6. OTHER RECREATIONAL NEEDS]</p>
<p>3. Use of recreational vehicles at cottage</p> <ul style="list-style-type: none"> • 90% regular bike • 78% powerboat • 39% quads/ATVs • 38% canoe • 33% motorbike <p>[3. USE OF RECREATIONAL VEHICLES AT COTTAGE]</p>	
<p>4. Use of neighbouring communities (Village of Elbow and parks)</p> <ul style="list-style-type: none"> • 99% visiting shops in Elbow • 98% groceries and 97% gas • 95.5% restaurant • 92% other shopping • 80% entertainment • 75% Elbow marina (#3: 78% used a powerboat while at the cottage) • 60% laundry • 59% mini-golf & 61% Elbow golf course <p>[Source: 4.. USE OF NEIGHBOURING COMMUNITIES]</p>	

APPENDIX C: FEEDBACK ON RECREATION RELATED BYLAWS

(From Ratepayers' evaluation of Council's work in 2007, a separate concurrent survey in January 2008)

Number of Ratepayer Evaluation of Council forms returned (247 mailed out): 139 returned.

Beach safety bylaw: "banned from beach: open fires, dogs off leash, swimming near boat launch. No quads south of boat launch (April 1 to October 31)"

Beach safety bylaw:	No. of responses	% of
Support this bylaw	115	83
Disagree	23	17
Total:	138	100%
This total to total forms returned	139	99.25%

(NLMV&M) bylaw:

Non-licensed motorized vehicles and motorcycles (NLMV&M) allowed only on paved street, beach access roads and north of golf course.

NLMV&M bylaw	No. of responses	% of
I (we) prefer these vehicles be banned from the village altogether	15	11
Support this bylaw	89	65
No regulations	32	24
Total:	136	100%
This total to total 139 forms returned	139	98%

Boat trailer bylaw: "Boat trailers require a parking sticker; no use of beach within 100 yards of boat launch".

Boat trailer bylaw	Response (one response per cottage)	%
1. Do you own a boat		
Yes	96	76.8
No	29	23.2
This total to total 139 forms returned	125	100%
	139	90%
2. Do you believe that the boat stickers helped to reduce congestion at the boat launch?		
Yes ...	60	65.2
No	32	34.8
Unsure . .	0	0.0
	92	66% 100%
[No opinion?]	42	34%
If "YES" to both, do you have suggestions for improving the sticker system tried last year?		
Suggestions:	<i>Stickers could be transferable</i>	<i>Stickers s/b on trailer not vehicle</i>
	<i>Stickers should have adhesive</i>	

Snowmobiles (bylaw) – snowmobiles are allowed only on ditches and the area north of the golf course.

Snowmobiles bylaw:	No. of responses	% of
Support this bylaw	101	78
Disagree	28	22
Total:	129	100%
Total forms returned	139	92.8%