

**Resort Village of Manitou Beach  
Official Community Plan  
Bylaw # 2/2014**

A Bylaw of the Resort Village of Manitou Beach to adopt an Official Community Plan

The Council of the Resort Village of Manitou Beach, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1) Pursuant to Section 29 of *The Planning and Development Act, 2007* the Council of the Resort Village of Manitou Beach hereby adopts the Resort Village of Manitou Beach Official Community Plan, identified as Schedule "A" to this Bylaw.
- 2) The Mayor and Resort Village Administrator are hereby authorized to sign and seal the Schedule "A" which is attached to and forms part of this Bylaw.
- 3) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.
- 4) Bylaw #1/86 and all amendments are hereby repealed.

Read a first time this 19<sup>th</sup> day of December, 2013

Read a second time this 24<sup>th</sup> day of March, 2014

Read a third time this 7<sup>th</sup> day of April, 2014

Adoption of this Bylaw this 7<sup>th</sup> day of April, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator



Certified true copy of Bylaw #2/2014  
passed by Resolution of council  
on the 7<sup>th</sup> day  
of April, 2014

\_\_\_\_\_  
Administrator




**COPY**

**Resort Village of Manitou Beach  
Official Community Plan Bylaw**

Being Schedule "A" to Bylaw #2/2014

  
\_\_\_\_\_  
(Mayor)

  
\_\_\_\_\_  
(Administrator)



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# A. INTRODUCTION

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This schedule of the District Plan is adopted by The Resort Village of Manitou Beach, in accordance with section 29 of *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the village limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The District Plan includes policy recommendations that promote a collective approach through the efforts of the Mid Saskatchewan Municipal Alliance (MSMA) to achieve goals for both the District and its individual municipalities. The Resort Village OCP reflects these policy recommendations through its municipal policies which complement and support the District document and at the same time, respond to the needs and aspirations of the residents of the Resort Village of Manitou Beach.

## **B. PRINCIPLES**

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The principles that form the Vision, Mission and Values were developed by the municipal members of the Mid Sask Municipal Alliance (MSMA). Though these principles may differ somewhat from one community to the next, they are meant to embrace the collective view of all of the MSMA's municipalities. The vision, mission and values, apply equally therefore, to the Resort Village of Manitou Beach and the MSMA as a whole.

### **B.1 Vision, Mission, and Values**

#### **B.1.1 Resort Village of Manitou Beach Vision**

The Resort Village of Manitou Beach is a progressive community in a rural setting committed to working together with the MSMA for the long term betterment of the area. Our richness in tourism, agriculture, potash and manufacturing creates a strong economy for the region and the province. The area supports a variety and abundance of wildlife and numerous tourist sites and opportunities. Our region contains cooperative and ambitious community spirit that create a unique quality of life for everyone.

#### **B.1.2 Resort Village of Manitou Beach Mission**

Manitou Beach is working with the MSMA to sustain, build, and grow the communities in the region. By sharing information and resources, and identifying our strengths and opportunities, we are finding solutions to common problems and improving the quality of life in the region. We believe that progress is important to enhance the communities and strengthen the region. Our co-operative efforts are intended to preserve the past while improving the lifestyle and quality of life for present and future generations.

#### **B.1.3 Resort Village of Manitou Beach Values**

##### **Honesty, Transparency and Integrity**

Our resort village will move forward with transparent agendas and will portray itself honestly to residents, ratepayers, newcomers to the area, to governing bodies and to other members of the MSMA.

##### **Dedication and Commitment**

Our resort village is dedicated to working with the MSMA and fulfilling responsibilities to reach common goals. The village is committed to promoting the shared interests of MSMA communities.

### **Preservation**

The resort village will strive to help preserve the quality of life in the region and to keep the Resort Village of Manitou Beach healthy, vibrant and thriving. The resort village will also work to continue the strong partnership between the rural and urban communities in the region.

### **Unification**

The resort village is dedicated to working with the MSMA as a whole towards common goals. The resort village believes that the pursuit of common interests with MSMA municipalities will create a stronger voice and better opportunities for the resort village and the area as a whole.

### **Tolerance and Open-mindedness**

The resort village is committed to be tolerant of differing ideas and opinions and to be open to change. The resort village will work to promote acceptance of newcomers and diversity of culture and ethnicity. The resort village will ensure that everyone is heard around the table and will keep an open mind to all ideas.

### **Logical Thinking**

The resort village will work toward realistic and achievable goals.

### **Co-operative, Sharing and Equitability**

The resort village is dedicated to exhibit true co-operation with MSMA municipalities, trusting each other, listening and working together in making equitable decisions.

## **B.2 Public Engagement Vision Statements**

During the course of the public consultation processes in the spring and summer of 2011 the participants developed a number of vision statements. These statements complement the principles that were established by the MSMA and represent the public's collective perspective of each municipal vision.

### **Environmental Vision**

The MSMA Region balances the desire and need for a vibrant community with a commitment to protect its natural features, particularly the valuable agriculture land that is an integral part of the region's roots and future.

### **Social Vision**

The MSMA is an area with a long tradition of solid family and rural values. It welcomes new residents of all ages to become part of its diverse and vibrant community. The region offers an enhanced quality of life by providing its residents a safe and affordable place to live with convenient access to health care, education and recreation services.

### **Economic Vision**

The municipalities of the MSMA Region co-operate to promote, facilitate and support a diverse economy. The Region provides the capacity for new economic growth in industries which enhance or complement the area's traditional pillars of agriculture and mining as well as the establishment of new unrelated industries.

## **C. COMMUNITY**

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### **C.1 The Site and Situation of the Resort Village of Manitou Beach**

The Resort Village of Manitou Beach, incorporated as a resort type village in 1919 and is one of 12 municipalities in the Mid Saskatchewan Municipal Alliance. The resort oriented community is located on the south shore of Manitou Lake on provincial highway #365, 6km north of Watrous and 117km southeast of Saskatoon.

The resort village is comprised of 3.09 sq kms and has a population of 257 persons as per the 2011 Census.

#### **C.1.1 Resources**

The Resort Village of Manitou Beach is surrounded by good agricultural land, varying from classes 1 – 3 of agriculture capability. The resort village is also in close proximity to a large potash mine near Lanigan, and the Little Manitou Lake sodium sulphate deposit. The lake itself is highly saline and is reputed to have recuperative powers.

#### **C.1.2 Accessibility**

The Resort Village of Manitou Beach is located on the south shore of Little Manitou Lake on provincial highway #365. The resort village is also 6km north of Watrous, 6km north of the Main CNR line, 29km south of the Yellowhead Highway and 117km southeast of Saskatoon.

#### **C.1.3 The Economy**

The Resort Village of Manitou Beach is driven primarily by the tourism industry. Abutting saline Little Manitou Lake, the area is popular amongst mineral water users and swimmers. Therefore, a number of hotel/motels are currently in operation. These are complimented by several restaurants, bars and recreational services. Manitou Beach has a golf course, mineral spa, dance hall, campground, and drive-in theatre.

In addition to the tourism industry, Manitou Beach and Little Manitou Lake are bordered by good agricultural land and within driving distance of several operational mines.

#### **C.1.4 Health Services/Education**

##### **Schools**

The Resort Village of Manitou Beach does not have a school. Students in Manitou Beach attend the Watrous Elementary School or Winston High School in Watrous.

##### **Health Services**

The Resort Village of Manitou Beach does not have a healthcare facility; however, citizens are encouraged to utilize the Watrous District Health Complex located in Watrous.



## C.1.5 Population and Housing Accommodation Overview

Manitou Beach saw a 9.9% increase in population from the 2001 to 2006 Census, and a 10.3% increase from the 2006 to 2011 Census. For further information, please refer to section C.1.5 of the District Plan.

# D. ISSUES, CHALLENGES AND OPPORTUNITIES

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The issues, challenges and opportunities of the Resort Village of Manitou Beach are addressed in this section of the OCP Schedule. These are consistent with Section “D Issues, Challenges and Opportunities” of the District Plan. Additionally, a number of issues that are specific to the Resort Village of Manitou Beach are also itemized in this section.

## D.1 Public Consultation: Issues, Challenges and Opportunities

A public consultation process was carried out in April and June of 2011 with a series of meetings taking place in the various communities of the MSMA. On June 7<sup>th</sup>, 2011, a meeting was held in Watrous in order to seek comments and suggestions from residents of the Resort Village of Manitou Beach, Town of Watrous, and the Rural Municipality of Morris on the issues, challenges and opportunities that each community could face as well as offer. In considering these matters, the participants were asked to take into account the potential impact of the proposed new Jansen Lake mine being developed by BHP Billiton and expected to be operating at full capacity in 2015. Seven residents from the Village attended the meeting.

The format for these sessions entailed dividing the participants into small groups and discussing the following: a) *Key characteristics of community*: b) *What we expect to happen*: c) *What we want to happen*: d) *What we want to avoid* and e) *Methods/Strategies*.

From these group sessions and discussion of themes a variety of issues, challenges and opportunities were derived. These reflect the issues and challenges and opportunities of the District as a whole and, as noted, are described fully in Section “D” of the DP.

**In addition to those in the DP, the following issues, challenges and opportunities have been identified as specific to the Resort Village of Manitou Beach:**

### D.1.1 Issues, Challenges, & Opportunities

#### Population

- Provincial grants are based on permanent residencies, and Manitou Beach is largely composed of seasonal residents
- A need to avoid losing the character of the community
- Exploring and finding ways and means to attract more permanent residents
- The lifestyle is similar to the past and attractive to many; active promotion of this can be a stimulus to drawing people to the village
- Exploring and finding ways and means to attract further recreational development
- Opportunity to promote traditional community values

## Housing

- The demand for seniors housing
- The demand for labourer housing
- A need to promote affordable housing
- A need to diminish abandoned, unsafe dwellings
- Opportunity to create further vacation oriented accommodations such as time shares, bed and breakfasts, hotel/motels, etc.
- Opportunity to accommodate demand for housing as spin off of economic development

## Economy

- A need to maintain community character
- A need to avoid tourism explosion (i.e. Banff)
- A need to find more revenue streams
- Opportunity to continue symbiotic relationship with Watrous
- Continue focusing on economic development
- Role within MSMA allows for stronger lobbying with provincial government
- Continue marketing as a tourist and retirement community
- Opportunity to expand the arts community

## Health/Education

- Healthcare services are close, but not within the community
- Strengthening the district school system by acting together on education issues
- Continue utilizing the close proximity to Watrous schools until population grows to a point where a school becomes feasible
- Opportunity to promote a relaxed way of life

## Environment

- The environment (in general) must be adequately addressed
- A need to maintain a beach that is not as susceptible to flooding
- Promote the mineral water
- The area is green friendly (nature, birds, etc.)

## Infrastructure

- Lack of tax base to fund infrastructure
- Roadway system requires improvement and good maintenance
- A need to be prepared for costs associated with new development
- Excellent water – deep well with reverse osmosis
- Current infrastructure has capacity for community to grow
- Opportunity to promote RM road improvements as many residents use these roads for accessing the lake

# E. GOALS, OBJECTIVES, POLICIES

The goals, objectives and policies of the Resort Village of Manitou Beach are addressed in this section of the OCP schedule. These are consistent with Section “E Goals, Objectives and Policies” of the District Plan. Additionally, a number of goals, objectives and policies that are specific to the Village of Manitou Beach are also itemized in this section.

The principal “themes” that have significance to the communities and residents of the region are: Infrastructure, Housing, Health Care/Education, Development and the Economy, Population Growth and Quality of Life. The objectives and policies relating to these are addressed later in this chapter.

## E.1 Goals

The Goals of the Resort Village of Manitou Beach are consistent with *Section E. Goals, Objectives, Policies* of the *District Plan*.

## E.2 Objectives and Policies

### E.2.1 Infrastructure

#### E.2.1.1 Infrastructure Overview

The imminent development of a new potash mine by BHP Billiton has the potential to stimulate unprecedented growth in the Resort Village of Manitou Beach. This has created a need to examine the existing transportation and utility infrastructure capabilities of the resort village – water service, sewage disposal, landfill, and roadways. The BHP mine project has a timely perspective in that it provides a stimulus and opportunity for the village to examine and evaluate its infrastructure.

The Resort Village of Manitou Beach is served by provincial highway #365. Commentary received at the public consultation process and the MSMA membership indicated a need to review the overall needs of the roads in the resort village. The comments were related to road improvement, potential new roads and maintenance practices.

Sewer services and year-round water supply are provided throughout the resort village. The sewage lagoon is located west of the golf course and is fed by a force main from a pumping station located on the north end of Shawondasse Drive. The reverse osmosis water system is fed from 1 well located approximately one half of a mile southeast of Manitou Beach.

Water and Sewer service in the resort village will accommodate significant growth.

#### E.2.1.2 Infrastructure Objectives

The Infrastructure Objectives of the Resort Village of Manitou Beach are consistent with *Section “E.2.1.2. Infrastructure Objectives”* of the *District Plan*.

#### E.2.1.3 Infrastructure Policies

The Infrastructure Policies of the Resort Village of Manitou Beach are consistent with *Section “E.2.1.3. Infrastructure Policies”* of the *District Plan*.

## E.2.2 Housing

### E.2.2.1 Housing Overview

Housing in the Resort Village of Manitou Beach consists largely of single family units; many of these being seasonally occupied cabins. Multi-family and senior housing is in short supply.

The creation of new employment in the region is anticipated to create a demand for rental accommodation, particularly to meet the needs of a young labour force that may initially be inclined to rent rather than buy.

Housing needs in Manitou Beach will vary according to age, lifestyle, income, family size, etc. Both a growing and aging population will therefore need to be provided with accommodation opportunities that offer choice in price, location, style, and lot size.

An aging population requires special housing needs. This may include affordable rental units, "aging in place" opportunities, seniors housing complexes with support facilities, proximity to amenities, etc. This important sector of the housing market will need to be addressed.

Manitou Beach is a tourism driven community and requires special attention to accommodation such as time shares, bed and breakfasts, hotel/motels, etc.

### E.2.2.2 Housing Objectives

The housing objectives of the Resort Village of Manitou Beach are consistent with **Section E.2.2.2 "Housing Objectives"** of the *District Plan*.

### E.2.2.3 Housing Policies

The housing policies of the Resort Village of Manitou Beach are consistent with **Section E.2.2.3 "Housing Policies"** of the *District Plan*.

## E.2.3 Health Care/Education

### E.2.3.1 Health Care/Education Overview

The Horizon School Division No. 205 operates 7 elementary schools in the MSMA region. As Manitou Beach does not have a school, children are sent to Watrous for educational needs.

The regional campus of the Carlton Trail Regional College in Watrous is seen as a potential "beachhead" for expanding technical programs that could serve the needs of high school graduates seeking post-secondary education.

The Saskatoon Health Region (SHR) has responsibility for providing health services to the Resort Village of Manitou Beach. Residents have expressed the need for doctors to stay close (Watrous).

The Resort Village of Manitou Beach is in co-operation with the MSMA which has stimulated interest by residents in exploring possibilities of a regional approach to health, education and emergency services.

### E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the Resort Village of Manitou Beach are consistent with **Section E.2.3.2 "Health Care/Education Objectives"** of the *District Plan*.

### E.2.3.3 Health Care/Education Policies

The Health Care/Education Policies of the Resort Village of Manitou Beach are consistent with **Section E.2.3.3 "Health Care/Education Policies"** of the *District Plan*.

## E.2.4 Development and the Economy

### E.2.4.1 Development and the Economy Overview

**Agriculture Resources:** The agriculture industry plays a secondary role in the economy of the Resort Village of Manitou Beach. The resort village is mostly surrounded by good agricultural land. There is growing potential for spinoff into agribusinesses, some of which already are flourishing in the MSMA area. These examples underscore the importance of keeping this industry viable, and protecting the land that supports it.

**Mining Resources:** The presence of major potash deposits in this area of east central Saskatchewan has created an industry that has emerged as a key economic player in the region around Manitou Beach. It has not only been a significant creator of jobs, but it has helped to diversify the economy. One major potash mine – run by PotashCorp – already operates near Lanigan. BHP Billiton's Jansen Lake project is anticipated to be in production in 2015 and have an estimated life span of 70 years. The company has estimated a workforce of nearly 2000 during the construction phase and approximately 1000 operational employees once full capacity is reached. If captured, the potential economic rewards to the region can be immense.

**Tourism and Recreation Resources:** The Resort Village of Manitou Beach is primarily a tourism and recreation community. The village is fitted with a campground, mineral spa, beach, golf course, dance hall, drive-in theatre, bird habitat, and park. Additionally, the MSMA region has the Zelma and Dellwood reservoirs, and many other locations utilized for hunting game, bird watching and fishing. The further development, enhancement and marketing of these resources can add significantly to the overall economy of Manitou Beach and the region.

**Development Commercial/Industrial:** Industries and business play an important role not only as providers of jobs but in offering services to the residents and visitors to the region. Businesses related to serving the needs of the agriculture and potash industry have developed in the communities of the MSMA. Opportunities to allow expansion of existing operations and to offer suitable locations for new industrial and commercial businesses through appropriate land use regulations, policies and capacity building are essential for such businesses to achieve success.

**Development Opportunities:** There is a shortage of contractors, builders and trades in the Resort Village of Manitou Beach. Attractions to larger centres are contributing to this shortage. This should be seen as an opportunity for individuals seeking to open construction- related businesses and other services in Manitou Beach.

**Development Harmonization:** Being part of the MSMA, promoting new development in the Resort Village of Manitou Beach can be coordinated with other member municipalities to

develop common approaches to balancing growth, regulations, servicing agreements, pricing and marketing.

**Diversification:** With the addition of the BHP Billiton Mine, the Resort Village of Manitou Beach will have added diversity to the economy. At the same time reliance on resource-based industries – minerals and agriculture - has some element of risk given unpredictability of world economies. It is important therefore to continue to seek additional opportunities for economic diversification.

**Promotion and Attraction:** The business opportunities that will be created by the future growth of the MSMA district may not be fully understood or appreciated in other parts of the province and beyond. Marketing and promoting these opportunities can be an important factor in achieving the MSMA's economic objectives. It is essential that Manitou Beach participate in marketing their business growth opportunities, and coordinate with the MSMA appropriately.

**Partnerships:** The relevance of partnerships has already been noted in a number of policies in the Official Community Plan. The chances of developing the full economic potential of each municipality can be increased significantly by seeking partnership and cost sharing opportunities with businesses, private and public agencies and senior governments.

#### **E.2.4.2 Development and the Economy Objectives**

The Development and the Economy Objectives of the Resort Village of Manitou Beach are consistent with **Section E.2.4.2 "Development and the Economy Objectives"** of the District Plan.

#### **E.2.4.3 Development and the Economy Policies**

The Development and Economy Policies of the Resort Village of Manitou Beach are consistent with **Section E.2.4.3 "Development and the Economy Policies"** of the *District Plan*.

Additionally, The Resort Village will encourage the application of development levies by separate bylaw, where specific engineering studies on servicing requirements and studies on recreational needs by separate bylaw are created. The purpose of which shall be to recover all or part of the municipality's capital costs in providing, altering, expanding or upgrading services and facilities associated directly or indirectly with a proposed development (*Planning and Development Act, 2007*).

### **E.2.5 Population Growth**

#### **E.2.5.1 Population Growth Overview**

The population of the Resort Village of Manitou Beach has been increasing since 1991. With a population of 138 people in 1991, the Village recorded a population of 257 people in 2011.

Population forecasts are an important element in helping to determine the amount of land to be allocated for various uses in a community. In circumstances where populations are small and may be declining, traditional forecasting methods do not work well. The best forecast approach for the Resort Village of Manitou Beach is deemed to be an estimate of population growth generated by the economic impact of the Jansen BHP mine development.

While population figures are anticipated to continue to turn to be positive for the Resort Village of Manitou Beach due to the areas potash development, the importance of other factors in

attracting and retaining population have been noted in the DP. These include diversifying the economy, developing and offering new services and facilities, helping existing businesses to be successful, and finding ways to be creative.

The government of Saskatchewan has developed strategies to stimulate economic growth and immigration to the province. One of the key elements of the *Strategies and Actions* identified for 2011-12 by the Ministry of Advance Education, Employment is its immigration strategy intended to attract and retain newcomers to the province. The strategy includes the Saskatchewan Immigrant Nominee Program (SINP) a joint effort by the provincial and federal governments and participating employers to attract "...skilled workers, employers and their families..." These programs are timely as the Resort Village of Manitou Beach prepares its own policies and strategies for growth.

### **E.2.5.2 Population Growth Objectives**

The Population Growth Objectives of the Resort Village of Manitou Beach are consistent with *Section E.2.5.2 "Population Growth Objectives"* of the District Plan.

### **E.2.5.3 Population Growth Policies**

The Population Growth Policies of the Resort Village of Manitou Beach are consistent with *Section E.2.5.3 "Population Growth Policies"* of the District Plan.

## **E.2.6 Quality of Life**

### **E.2.6.1 Quality of Life Overview**

The public process determined that the residents of the Resort Village of Manitou Beach have strong feelings about protecting the values of their communities: safety and security, friendliness, a slower pace of life, a "small town" feel, a spirit of cooperation and volunteerism.

### **E.2.6.2 Quality of Life Objectives**

The Quality of Life objectives of the Resort Village of Manitou Beach are consistent with *Section E.2.6.2 "Quality of Life Objectives"* of the District Plan.

### **E.2.6.3 Quality of Life Policies**

The Quality of Life policies of the Resort Village of Manitou Beach are consistent with *Section E.2.6.3 "Quality of Life Policies"* of the District Plan.

## **E.2.7 Sustainability and the Environment**

### **E.2.7.1 Sustainability and the Environment Overview**

The Resort Village of Manitou Beach is adjacent to a number of important wildlife habitats, some areas that are susceptible to flooding as well as lands that are highly productive from an agricultural point of view. Sustainable practices – ensuring that future generations of residents of the resort village are able to respond to these features and resources and enjoy them – warrant special attention. As stewards of these resources the municipality and its residents can take action to protect habitats, reduce flooding risk and utilize best management practices in agriculture, business and in the development and maintenance of the Village's infrastructure.

### E.2.7.2 Sustainability and the Environment Objectives

The Sustainability and Environment objectives of the Resort Village of Manitou Beach are consistent with **Section E.2.7.2 "Sustainability and the Environment Objectives"** of the *District Plan*.

### E.2.7.3 Sustainability and Environment Policies

The Sustainability and Environment objectives of the Resort Village of Manitou Beach are consistent with **Section E.2.7.3 "Sustainability and the Environment Objectives"** of the *District Plan*. In addition the following Sustainability and Environment policies apply to the Resort Village of Manitou Beach:

1. Policy #3 of the District Plan Sustainability and Environment policies (E.2.7.3) states that the MSMA will assist in identifying wildlife habitats, heritage sites, areas susceptible to flooding, hazard lands and environmentally sensitive areas. Where such areas and sites have been identified and where any developments proposed on or near such sites, the Resort Village Council shall require the proponent(s) to:
  - a. demonstrate why such developments should be considered favourably
  - b. outline the steps that will be taken to protect the resource and
  - c. provide such tests, reports and relevant information as may be deemed necessary to ensure that any such development is appropriate and suitable for the area
2. Policy #7 of the District Plan Sustainability and Environment policies (E.2.7.3) directs that the municipal OCP's specify the limitations and standards for development on lands that are susceptible to flooding and/or deemed to be hazardous lands. The Resort Village of Manitou Beach will, therefore, in collaboration with the MSMA, work with the Water Security Agency of Saskatchewan and other relevant agencies and/or consultants, to set suitable standards, limitations and setback policies, for the developments proposed near susceptible to flooding or deemed to be hazard lands. These standards, limitations and setbacks shall for part of the Resort Village's zoning bylaw.

## F. LAND USE

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### F.1 Introduction

The Land Use Map depicts the pattern of proposed land uses in the Resort Village of Manitou Beach. The interpretation of the map should be in tandem with the policies that make up this OCP. Specific implementation regulations and guidelines for these land uses are provided in the Resort Village of Manitou Beach zoning bylaw.



## F.2 Land Uses

### F.2.1 Future Urban Growth

The Resort Village of Manitou Beach is a community whose livelihood and economy is affected by tourism. The village's proximity to agriculture land, however, is still very important.

The OCP's policies are intended to ensure that agricultural uses are allowed to continue within municipal boundaries, while also protecting the quality of life in urban residential areas from more intensive forms of agricultural activity through development setbacks. One land use district is envisioned to identify and protect areas needed in the near-to-medium term for urban expansion but allowing interim agricultural uses.

#### 1. Urban Reserve

This land use provides for a variety of agriculture and agriculture-related uses, as well as a selection of community and public works facilities, in areas that are anticipated to convert to urban use in the future. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Farm operations, including farm dwellings, accessory buildings, extensive agriculture (field crops, pasture, livestock/field crop operations), related farm activities (irrigation practices, crop dusting, manure spreading, etc.)
- Agritourism and agri-businesses, including home based businesses
- Open space, recreation uses, wildlife habitat areas
- Tourist-related businesses
- Public works
- Community recreational facilities such as sports fields, park, golf courses, curling rinks, skating rinks and other similar uses
- Places of worship and cemeteries
- Radio Towers

### F.2.2 Commercial

The Resort Village of Manitou Beach has a healthy commercial sector and is well-positioned to continue to strengthen its role in this regard. Population growth in the town and the region will increase demand for shopping and services.

The Resort Village of Manitou Beach currently has commercial sectors in three areas: 1) the lake front area; b) the eastern part near the lake front, and; c) the area adjacent to Highway #365. In addition to this, shopping centre uses are envisioned as a potential future use. The OCP's policies are intended to allow for three types of commercial use as demand warrants.

## 1. General Commercial

This land use provides for a variety of commercial and commercial-related uses in a form with a pedestrian character and a direct relationship to the street. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Professional and business offices
- Personal service shops
- Retail stores
- Medical clinics
- Hotels
- Restaurants
- Food preparation and sales establishments such as grocery stores, retail bakeries and confectioneries
- Licensed beverage rooms and alcohol sales establishments
- Theatres, assembly halls and commercial recreational establishments
- Dwelling units
- Tourist related uses

## 2. Highway Commercial

This land use provides for a variety of commercial and commercial-related uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Agricultural implement and vehicular sales
- Motels
- Restaurants
- Service stations, gas bars and car washes
- Clubs, halls and auditoriums

## 3. Shopping Centre Commercial

This land use provides for a variety of commercial and commercial-related uses with all vehicular parking contained on-site and developed as a comprehensive shopping facility. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Professional and business offices

- Personal service shops
- Retail stores
- Restaurants
- Food preparation and sales establishments such as grocery stores, retail bakeries and confectioneries
- Licensed beverage rooms and alcohol sales establishments
- Theatres
- Service stations

### **F.2.3 Industrial**

The Resort Village of Manitou Beach does not have Industrial Uses. Should the demand for such uses arise, the development shall be guided by the policies listed below.

#### **1. Industrial**

This land use provides for a variety of industrial and industrial-related uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Lumber and building supply establishments
- Warehouses and storage yards
- Construction trades
- Industrial equipment storage, sales and maintenance
- Trucking operations
- Wholesale establishments
- Auction markets
- Grain elevators
- Seed cleaning plants, feed mills and flour mills
- Bulk fuel dealerships and storage
- Sand, gravel and cement operations

### **F.2.4 Residential**

The DP has provided estimates for population growth that is expected to occur as a result of potash industry expansion (See DP, F.1.2 Urban and Rural Strategy, Table 5 Estimated Population Generation for 2015 by MSMA Municipality). Based on both scenarios, the Village is expected to see an additional 46 new residents. In order to provide for growth in the municipality several housing options can be considered in the OCP.

A variety of housing choices should be allowed for, recognizing the varied reasons residents will be attracted to Manitou Beach, from singles or young families employed in the potash industry, to professionals looking to serve the growing population, to seniors moving in from rural areas. There will be demand for both rental and owner-occupied residences. The majority of demand is expected to continue as single-detached dwellings, but residential land use should allow for semi-detached dwellings, multiple-unit dwellings, and special care homes to address the range of possible housing needs.

### **1. Single-family Residential**

This land use provides for a variety of residential and residential-related uses in a form with a pedestrian character and a direct relationship to the street. A detailed list of permitted and discretionary land uses for this district will be identified in the Village zoning bylaw.

Recommended uses include:

- Single-detached dwellings
- Semi-detached or duplex dwellings
- Special care homes
- Places of worship
- Daycare centres
- Home occupations

### **2. Multiple-family Residential**

This land use provides for a variety of residential and residential-related uses requiring direct vehicular access or directly serving the motoring public. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Single-detached dwellings
- Semi-detached or duplex dwellings
- Multiple-family dwellings
- Special care homes
- Places of worship
- Daycare centres
- Home occupations

## F.2.5 Public and Institutional

Municipal and institutional uses must be provided for in the Resort Village of Manitou Beach, allowing for existing and future schools, hospitals, parks, libraries, public works and other essential facilities.

### 1. Community Service

This land use provides for a variety of public and institutional uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Resort Village zoning bylaw. Recommended uses include:

- Parks and playgrounds
- Cultural facilities
- Skating rinks
- Curling rinks
- Recreation or sports grounds
- Golf courses
- Government offices
- Schools and educational facilities
- Fire halls
- Police stations
- Public works excluding shops, warehouses, storage yards and sewage lagoons
- Radio Towers

## G. PLAN IMPLEMENTATION AND MONITORING

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The successful implementation of the OCP will depend on several factors: legislative tools, budgeting decisions, public acceptance of the OCP and the partnership efforts that have been recommended in the DP. As in the case of the DP the OCP will need to be reviewed from time to time to determine if amendments are needed, with a more comprehensive review occurring within five years. Occasionally, amendments may also be initiated as a result of development proposals which will result in changes to the Plan. In all such circumstances – amendments and comprehensive reviews – engaging the public for Plan comment and input will be essential.

## **G.1 Implementation Through Planning Legislation**

### **Zoning Bylaws**

The zoning bylaws are the main implementing tools for the OCP's. They divide the community into districts and prescribe the uses of land and the regulations that govern them.

### **Subdivision**

Applications to subdivide land will need to be reviewed in light of the OCP policies.

## **G.2 Implementation Through Budgeting**

Councils use the budget process to review priorities and provide funding accordingly. In a number of circumstances the resort village may need to consider its budgeting process collectively with the other members of the MSMA where matters that benefit the MSMA District as a whole are being reviewed.

## **G.3 Monitoring and Measuring Success**

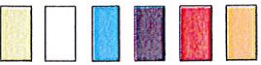
Monitoring and measuring success are important in establishing the relevance of the OCP to the community. This can be achieved by the resort village by a) conducting an annual review of the OCP's policies and b) engaging the public allowing opportunity for comment on the policies.

# H. SCHEDULES

ORIGINAL SHEET - ISO A3

**Legend**

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & INSTITUTIONAL
- ROADWAY
- URBAN RESERVE

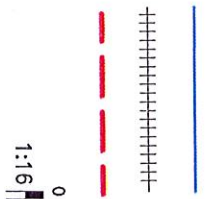


VACANT

SECONDARY ROAD

RAILROAD

MUNICIPAL BOUNDARY



**RESORT VILLAGE OF  
 MANITOU BEACH  
 LAND USE**

RM OF MORRIS #312

