

# RESORT VILLAGE OF MANITOU BEACH

  

## OFFICIAL COMMUNITY PLAN

Prepared for:

THE RESORT VILLAGE OF MANITOU BEACH

Prepared by:

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SASKATOON, SK

NOVEMBER 2, 2023



**The Resort Village of Manitou Beach**

Bylaw No. 34-2023

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 and 32 of *The Planning and Development Act, 2007* the Council of the Resort Village of Manitou Beach hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 2/2014, The Official Community Plan Bylaw, and all amendments thereto are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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

SEAL

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

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_



**THE RESORT VILLAGE OF MANITOU BEACH**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. 34-2023  
of the Resort Village of Manitou Beach

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(Mayor)

SEAL

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(Administrator)



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# 1 INTRODUCTION

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## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Resort Village of Manitou Beach has prepared and adopted this Official Community Plan to provide the Resort Village with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public works;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

The Province of Saskatchewan adopted *The Statements of Provincial Interest Regulations* effective 29 March 2012 and amended 1 January 2021 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with *The Statements of Provincial Interest Regulations*.

In general *The Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well-Being
- Economic Growth

## 1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Resort Village of Manitou Beach as well as other matters related to its physical, social, and economic development. The policies are intended to provide the Resort Village of Manitou Beach with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Resort Village.

This plan also supports the aligning municipal vision and guiding principals and policies with the aligning vision, guiding principles, and high-level policies developed by the Mid Sask Municipal Alliance (MSMA). It is the intent of this document to provide complimentary policies to guide the growth and development of the Resort Village of Manitou Beach for the next 15-20 years, while recognizing the Resort Village's role within the MSMA.

All development within the incorporated area of the Resort Village of Manitou Beach shall conform to the objectives and policies contained in this Official Community Plan.

## 2 RESORT VILLAGE TARGETS

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The planning targets for the Resort Village of Manitou Beach are as follows:

- (1) To direct the development and growth of Manitou Beach in a manner that is sustainable, consistent with the values of the community, orderly and cost-efficient.
- (2) To ensure that land use planning is fully integrated with the Resort Village's long term strategic, financial, infrastructure, transportation, environmental and asset management planning initiatives.
- (3) To ensure that the Resort Village's current and future infrastructure requirements are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (4) To support tourism and economic development in a financially sustainable manner, as a means of enhancing the quality of life for the current and future residents of Manitou Beach.
- (5) To protect and promote the significant historical, cultural and heritage resources in the Resort Village of Manitou Beach and in the region.
- (6) To ensure that the Resort Village maintains its commitment to an open, consultative, and transparent planning and decision-making process.
- (7) To encourage healthy and active lifestyles among Resort Village residents.
- (8) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (9) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically including issues of housing affordability.
- (10) To support the MSMA in visions and principles that align with municipal visions and guiding principles.
- (11) To encourage the provision of an adequate supply of developable land to meet existing and future market demands for residential, commercial, and recreational uses.
- (12) To support and complement *The Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.
- (13) To support pedestrian oriented designs within the commercial districts to provide continuity in curb appeal and esthetics for existing and future growth.



## 3 OBJECTIVES & POLICIES

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### 3.1 RESIDENTIAL

#### 3.1.1 Residential Findings

- With 42% of the total dwellings considered a primary residence in the Resort Village of Manitou Beach, the community experiences moderate seasonal population fluctuations as several existing dwellings are only occupied during summer months.
- Despite the seasonal variations, the Resort Village reached its peak permanent population in 2022 with a total population of 364, representing a 15.9% increase from the 2016 census count. The Resort Village's population has steadily climbed between 1996 and 2016 at an average annual rate of 3.86%. Past trends are expected to continue in the next census count.
- Statistics Canada reports that in 2022 the Resort Village had a total of 388 private dwellings with an average household size of 1.8 persons per household among dwelling occupied by permanent residences.
- Single detached dwellings are the dominant form of housing in The Resort Village of Manitou Beach, making up 85.0% of total dwellings. The other form of residential development recorded by Stats Canada was row houses, making up the remaining 5.0% of residential development. Temporary and season accommodation in the village by camping and RV parks, hotels, and spas.
- The Resort Village is actively encouraging *development* within its boundaries though tax incentives which promote new residential dwellings. In 2021, the Resort Village of Manitou Beach Building Incentive Policy was adopted. This policy encourages residential development through tax exemptions on any new dwelling which exceeds 74m<sup>2</sup>. This policy is applicable to development on lots purchased directly from the Resort Village.
- The Council of the Resort Village of Manitou Beach recognizes the importance of providing opportunities for a diversity of housing including providing areas for multi-family dwellings and flexibility in the redevelopment of existing residential sites.
- New residential development has been occurring to the east of the Resort Village along Jean Street in the form of single detached dwellings.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning residential development and community health and well being, which are addressed in the objectives and policies that follow:
  - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*
  - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

#### 3.1.2 Residential Objectives and Policies

##### Objective 3.1.2.1: Future Residential Land Use

To identify the areas, within Manitou Beach and outside of the Resort Village's current boundaries (if applicable), that are most suitable for future residential development in order to provide adequate land for future residential development.

Policy (a)        The Resort Village will ensure that new residential development locates in the areas noted as "**Future Residential**" on the Future Land Use Concept. At the time of subdivision,

these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.

- Policy (b) If and when sufficient land is no longer available to accommodate additional residential development, the Resort Village will ensure that new residential development is generally locate in the areas noted as "**Potential Residential**" on the Future Land Use Concept. Prior to the build-out of land identified as Potential Residential on the Future Land Use Concept, noted herein, the Resort Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 15-20 years.
- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Residential**" within the corporate limits of the Resort Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Resort Village. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (d) Support residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

### **Objective 3.1.2.2: Housing Diversity**

To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

- Policy (a) The Zoning Bylaw shall contain residential zoning districts that will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.
- Policy (b) Supportive housing, such as personal care homes, will be facilitated in all areas of the Resort Village. The Zoning Bylaw will contain development standards for these uses.
- Policy (c) The Resort Village will accommodate affordable and alternative housing opportunities for residents by facilitating the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw will include appropriate standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.

### **Objective 3.1.2.3: Infill Development**

To ensure that infill development supports and enhances Manitou Beach's existing residential areas.

- Policy (a) In order to enhance the viability of the downtown and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed use residential/commercial developments in proximity to the Resort Village centre. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.
- Policy (b) In order to facilitate access to village core commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services will be encouraged to locate in close proximity to the village core.
- Policy (c) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to higher density residential developments in appropriate locations in existing neighbourhoods. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

### **Objective 3.1.2.4: New Residential Areas**

To ensure that new residential areas are designed in a manner that provides a high quality living environment and a range of housing options.

- Policy (a) New residential areas shall be designed to be pedestrian friendly, walkable, accessible, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
- Policy (b) Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.
- Policy (c) New residential areas shall be designed with consideration to connectivity to dedicated lands and natural areas.
- Policy (d) New residential areas should avoid, minimize, or mitigate impacts to existing natural areas. Consideration shall be given to the dedication of ecologically sensitive areas as environmental reserve.
- Policy (e) The development of new residential areas should contain a variety of housing forms, including such housing as single detached dwellings, semi-detached and two-unit dwellings, secondary suites, and multiple unit dwellings, to accommodate a range of users, including seniors and those with accessibility challenges.
- Policy (f) Multiple unit dwellings should generally be located with satisfactory access to residential entrance points and should be sited to minimize potential conflicts with other residential uses.

- Policy (g) The Resort Village will ensure that new residential areas connect to and complement existing and future developments, by requiring that concept plans be submitted to the Resort Village for approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development commence, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

#### **Objective 3.1.2.5: Home Based Businesses**

To facilitate economic development and foster entrepreneurship through home-based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

- Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c) Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home-based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.
- Policy (d) Those types of home-based businesses that are generally compatible with a residential environment but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.
- Policy (e) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home-based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

#### **Objective 3.1.2.6: Compatible and Complementary Land Uses**

To provide for complementary land uses within residential neighbourhoods.

- Policy (a) The predominant use of land within residential areas shall be residential. A range of complementary institutional and community-oriented uses that are compatible with a residential environment shall also be permitted. Examples of complementary uses include places of worship, schools, community centres, public parks and recreation facilities, health services, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.



## 3.2 COMMERCIAL AND ECONOMIC DEVELOPMENT

### 3.2.1 Commercial Findings

- Due to its proximity to Little Manitou Lake, The Resort Village of Manitou Beach has become a tourism and recreation community hub for the surrounding region. The Village is fitted with a variety of hotels, spas, bed and breakfasts, and other commercial businesses that operate seasonally and year-round.
- Other commercial development in Manitou Beach includes retail development, art galleries, artisan markets, law service, and food establishments, which are concentrated centrally in the community along MacLaughlan Avenue between Unwin Street and Saskatoon Street.
- The Resort Village of Manitou Beach is home to a Naturopathic Clinic and Healing Arts Clinic.
- There are currently no essential services located in the Resort Village, all essential services are in the Town of Watrous.
- The Resort Village of Manitou Beach has a distinct Downtown Village core and, as the community continues to develop, it is important to continue to enhance and encourage appropriate development in this area for it to remain the “heart” of the community.
- Encouraging visual improvements to the core area, including removing or replacing abandoned buildings and properties, improving streetscape and roadway enhancements, and general aesthetic upkeep will help promote the Resort Village as a business-friendly center.
- The Town of Watrous is located 4km south of Manitou Beach along highway #365. Due to its relatively large population, healthy commercial and industrial sectors, and its central location, Watrous has become a service center for over 11,000 residences living within a 50km radius. It is this proximity to a service center that has allowed The Resort Village to pursue resort-oriented commercial development and embrace its identity of a resort community.
- BHP approved the investment into the Jansen Stage 1 potash project in August 2021. Located approximately 50km from the Resort Village, it is expected that the community will see an influx in population and positioned to reap major economic spinoffs in the form of other value-added industrial developments directly related to this project.
- In addition to commercial development, the downtown Village core houses important community services which include several accommodation businesses (hotels, motels, and bed and breakfasts), and Danceland, among others.
- The Resort Village of does not have a current highway commercial development. However, opportunities exist for this type of development along highway #365.
- Industrial development is limited in the Resort Village of Manitou Beach with most industrial lots being located within the nearby Town of Watrous.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development, which is addressed in the objectives and policies that follow:
  - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

### 3.2.2 Commercial Objectives and Policies

#### **Objective 3.2.2.1: Beach Front Commercial Strength**

To promote and enhance the attractive and viable Beach Front Commercial area of the Resort Village of Manitou Beach, centered around MacLauchlan and Lake Avenue.

- Policy (a) The downtown shall continue to be prioritized as a primary location for retail activity, services, government functions and cultural activities in the community.
- Policy (b) The character of the downtown may be enhanced by:
- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
  - encouraging residential / commercial mixed use and small- to mid-scale commercial developments to locate in the downtown.
  - adding pedestrian oriented designs governing esthetics for commercial development as a means for future-complementary commercial districts.
  - adding in zoning requirements for building and renovations.
- Policy (c) Consideration may be given to the enhancement of the Beach Front Commercial area through:
- the construction of infrastructure;
  - investment in public buildings;
  - public realm improvements such as public park and greenspace development;
  - encouragement of public - private partnerships;
  - consideration for tax abatement incentives;
  - incentives to promote the use of vacant and underutilised buildings or sites;
  - planning and building permit fee rebates; and
  - the promotion of the Resort Village of Manitou Beach as a place for business development.
- Policy (d) Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Manitou Beach.
- Policy (e) Support, encourage and facilitate the creation of a viable and coherent vision for the future development of the downtown area by continuing to ensure commercial development remains concentrated in its well-defined central location with important community services in close proximity.
- Policy (f) Provide opportunities for increased levels of overall activity in the downtown by promoting a mix of compatible uses within the area.
- Policy (g) Council shall promote, in so far as possible, types of development within the Beach Front Commercial area that utilise historic building materials on their facades to preserve and expand the existing character of the Resort Village.

**Objective 3.2.2.2: Supply of Land**

To ensure an available supply of land for Beach Front Commercial development.

- Policy (a) The Zoning Bylaw will contain a Beach Front Commercial district to provide for a wide range of community oriented commercial and other compatible uses.
- Policy (b) Zone the area shown as **“Beach Front Commercial”** on the Future Land Use Concept for community oriented commercial uses and other compatible development.

- Policy (c) Consideration will be given to extending commercial zoning to those areas shown as “**Beach Front Commercial**” on the Future Land Use Concept, as demand warrants to include a mix of commercial, and institutional uses that would not conflict with the long-term future use of this area.

### **3.2.3 Highway & General Commercial Objectives and Policies**

#### **Objective 3.2.3.1: Highway & General Commercial Corridors**

To enhance the visual and functional quality of the commercial corridors in the Resort Village and encourage development of green spaces along commercial corridors.

- Policy (a) Ensure a standard of landscaping and screening is provided to achieve aesthetically appealing gateways.
- Policy (b) Facilitate the development of visually appealing entry points into the Resort Village along Highway #365 by:
- (i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;
  - (ii) providing financial support from the implementation of such a master plan or strategy; and
  - (iii) establish landscaping requirements with an emphasis on soft-green landscaping in highway commercial areas.
  - (iv) establish signage standards in highway commercial areas.
  - (v) adding pedestrian oriented designs, governing esthetics for commercial developments as a means for future complementary commercial districts, added in zoning requirements for building and renovations.
- Policy (c) New commercial developments will be required to connect to and complement existing and future development in Manitou Beach through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development commence, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

#### **Objective 3.2.3.2: Highway & General Commercial Zoning Districts**

Highway and General Commercial development should accommodate uses that by virtue of their scale or locational requirements are not readily suited to a downtown Village location.

- Policy (a) The Zoning Bylaw shall contain commercial districts that provide for an appropriate range of uses and development standards.

**Objective 3.2.3.3: Highway & General Commercial Land Use**

To ensure that sufficient land is designated along Highway #365 for the development of Highway Commercial uses.

- Policy (a)      Ensure new Highway & General Commercial development locates in the areas noted as "**Future Commercial**" on the Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- Policy (b)      If and when sufficient land is no longer available to accommodate additional commercial development, new commercial development will be encouraged to locate in the areas noted as "**Potential Commercial**" on the Future Land Use Concept. Prior to the build-out of land identified as Potential Commercial on the Future Land Use Concept, noted herein, the Resort Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development which will be required over the next 15-20 years.
- Policy (c)      Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Commercial**" within the corporate limits of the Resort Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Resort Village. Those lands that are designated and zoned for future urban development will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

## 3.4 TRANSPORTATION & INFRASTRUCTURE

### 3.4.1 Transportation and Infrastructure Findings

- Primary access to Manitou Beach is provided via Provincial Highway #365.
- Sewer services and year-round water supply are provided throughout the Resort Village.
- The resort village operates a three-cell sewage lagoon, located approximately 1km west of the municipal office. The lagoon is fed via a force main from a pumping station located along Shawondasse Drive. Sewage lagoons, as per *The Subdivision Regulations*, require a 457m setback from Residential development.
- Commentary received at the 2014 public consultation process indicated a need to review the overall needs of the roads in the Resort Village. The comments were related to road improvements, potential new roads and maintenance practices.
- There are no schools located within the Resort Village.
- Potable water is supplied to the Resort Village by a reverse osmosis water treatment plant fed by a single well located to the southeast of the Resort Village. The Water Treatment Plant has a treating capacity of 3.4 million litres which has been made possible by recent renovations.
- Garbage pick-up and disposal is handled through the Regional Authority of Carlton Trail (REACT). The regional authority maintains two landfills in the region and a waste transfer station located north of the Town of Watrous.
- The Resort Village of Manitou Beach has adopted a Municipal Asset Management Policy as well as a Municipal Asset Management Strategy. The Resort Village utilizes an asset management program that assists the community in identifying all revenue and costs associated with infrastructure asset decisions, including operation, maintenance, replacement, and decommission.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation:
  - *The Province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
  - *The Province has an interest in safe, cost-effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*
  - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

### 3.4.2 Integrated Decision Making

#### Objective 3.4.2.1 Integrated Infrastructure Planning

To integrate planning, finance, and engineering to effectively manage existing and new infrastructure in a sustainable, innovative, and cost-effective manner.

- Policy (a)      The Resort Village will continue to inform their decision-making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives.
- Policy (b)      The Resort Village will pursue innovative opportunities to enhance municipal service delivery.

Policy (c) The Resort Village will undertake comprehensive infrastructure studies, as necessary, to plan for changes or improvements to the Resort Village’s infrastructure systems, including roads and street systems, to meet current engineering standards, accommodate growth and improve operational efficiency.

Policy (d) **Specific infrastructure upgrades?**

### **Objective 3.4.2.2 Asset Management**

To ensure a clear picture of the current state of the Resort Village’s municipal infrastructure to manage it effectively over the long term.

Policy (a) Continue to utilize and implement the Resort Village’s Asset Management Strategy to sustainably provide an appropriate level of service to residents and visitors.

Policy (b) Ensure consistency between all long-term planning documents going forward including this Official Community Plan, Asset Management Strategies, Long Term Financial Plans, and others.

Policy (c) Ensure Asset Management Strategies are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

### **3.4.3 Transportation Objectives and Policies**

#### **Objective 3.4.3.1: Manitou Beach’s Road and Street Network**

To provide a safe, efficient, cost effective and convenient road and street network for all users.

Policy (a) Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.

Policy (b) New subdivisions shall provide for the expansion of the road and street network beyond the area being subdivided as necessary.

Policy (c) Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify potential traffic impacts to the road network. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary road and street network changes or improvements may be negotiated by the Resort Village and the affected developers based on the extent to which the impact of the proposed development necessitates the need for the improvements.

Policy (d) Council may, by bylaw, establish or adopt a system relating to vehicle weights or route designation in the municipality.

Policy (e) The Resort Village will encourage healthy neighbourhood design, through the development of accessible street and pedestrian networks to meet the needs of all people.

Policy (f) The Resort Village will encourage access to natural environments and dedicated lands through connected streets and pathways.

### **Objective 3.4.3.2: Active Transportation**

To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.

- Policy (a) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b) Opportunities should be provided for the development of walking and cycling facilities within the Resort Village by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas.

### **Objective 3.4.3.3: Highways**

To ensure that Highway #365 continues to function in a safe and efficient manner for the residents of Manitou Beach and the travelling public.

- Policy (a) The Resort Village, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, may initiate a review of the highway corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.

## **3.4.4 Infrastructure Objectives and Policies**

### **Objective 3.4.4.1: Infrastructure Costs**

To ensure that future development contributes to the cost of infrastructure services in a manner that does not create a burden for existing residents, and which does not impede long term growth.

- Policy (a) The Resort Village will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Resort Village-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- Policy (b) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Resort Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

### **Objective 3.4.4.2: Infrastructure Capacities**

To optimize the use of existing Resort Village water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the

existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

Policy (a) The Resort Village will ensure that development can be adequately serviced by infrastructure and utility systems and services by understanding the Resort Village's infrastructure needs and the costs associated with those needs by using the most up to date information available.

Policy (b) Continue to monitor population and business growth as it relates to water and wastewater systems.

#### **Objective 3.4.4.3: Stormwater Management**

To ensure stormwater management systems within the Resort Village are designed effectively.

Policy (a) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.



### 3.5 ECONOMIC & TOURISM DEVELOPMENT

#### 3.5.1 Economic Development Findings

- The Resort Village of Manitou Beach is primarily a tourism and recreations community. The village is fitted with a naturopathic clinic, campground, mineral spa, beach, golf course, dance hall, drive-in theatre, healing arts centre, and parks. 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.
- Manitou Beach has a mix of culture, community, numerous volunteers, and energetic arts council, which supports the Resort Village through numerous endeavors such as the Winterfest, Manitou Beach or Busk, Chainsaw Carving Festival and the Watrous Fun Run Show and Shine.
- Several local initiatives address tourism development in the community, including The Village, Recreation Board, Communities in Bloom, and the large Watrous-Manitou Beach artist community.
- The Town of Watrous, RV of Manitou Beach, and RM of Morris No. 312 undertook an updated Community Tourism Plan in 2012. The updated plan provided action steps to improve tourism attractions, hospitality, tourism infrastructure, and tourism promotion within the region.
- Opportunities for economic and tourism development can also be found throughout the many active groups, activities and facilities found within Manitou Beach and region including, but not limited to the many community-based organizations; sports, culture, and recreation groups; and services clubs and societies. Manitou Beach draws sports tournaments from other local communities.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning economic development and tourism:
  - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*
  - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing an actively promoting recreation and tourism opportunities.*

#### 3.5.2 Economic & Tourism Development Objectives and Policies

##### Objective 3.5.2.1

To attract investment and foster economic and population growth by promoting the benefits of living and working in the Resort Village of Manitou Beach.

- Policy (a)      The Resort Village, in partnership with other regional stakeholders, will pursue opportunities to market and promote Manitou Beach's investment properties, events, services, and culture and heritage.
- Policy (b)      Where appropriate, the Resort Village will continue to support existing and pursue new Resort Village-wide special events.
- Policy (c)      The Resort Village will continue to encourage the maintenance and support of existing businesses in the Resort Village by delivering municipal services in cost effective ways, while continuing to build, maintain and operate Resort Village infrastructure in a manner that is sustainable.

- Policy (d) The Resort Village of Manitou Beach will continue to collaborate in providing tourism, amenities and opportunities for the region and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region.
- Policy (e) The Resort Village of Manitou Beach will continue to utilize local boards and committees in addressing tourism and economic development in the Resort Village and region.
- Policy (f) Ensure negative impacts to public recreation; tourism uses around Little Manitou Lake and shore lands are considered when reviewing development proposals on adjacent lands.

### 3.6 COMMUNITY SERVICES AND RECREATION

#### 3.6.1 Community Service and Recreation Findings

- 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 Collage 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 has responsibility for providing health services to the Resort Village of Manitou Beach
- The Resort Village is a contributing member to the Public Health Centre (Hospital) located in Watrous.
- The Resort Village is in cooperation with the MSMA which has stimulated interests be residents in exploring possibilities of a regional approach to health, education, and emergency services.
- Educational services including K-12 education, nursing school, and access to community college programs through the Carlton Trail Regional College are provided in the Town of Watrous.
- Police protection (RCMP), fire protection, ambulance services, and library are also located within the Town of Watrous.
- The Resort Village boasts a variety of recreational facilities, clubs, and organizations.
- Recreational facilities include winter skating ponds and a crokicurl curling ice, a ball diamond, a nine-hole golf course, mini golf, tennis court, pickle ball court, and a public beach located centrally in the community.
- Health services operating within the Resort Village of Manitou Beach include massage services, and a privately owned mobility van.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation:
  - *The Province has an interest in supporting a high quality of life for Saskatchewan’s citizens and visitors by providing an actively promoting recreation and tourism opportunities.*

#### 3.6.2 Community Service Objectives and Policies

##### **Objective 3.6.2.1: Community Service Management**

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Resort Village and region.

- Policy (a)      The Resort Village will continue to support the volunteer organizations that participate in the delivery of services to the community.
- Policy (b)      The Resort Village will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.
- Policy (c)      The Resort Village will consult with Horizon School Division with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d)      Neighbourhood scale community facilities, such as places of worship, schools, and day care centres, may be located within residential areas.

**Objective 3.6.2.2: Public Service Delivery**

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

- Policy (a)      The Resort Village will encourage extensive participation by service clubs, community and public agencies, developers, the MSMA region, and other interested groups, in the development of recreation and other community facilities.
- Policy (b)      The Resort Village will examine, from time to time, the feasibility of expanding or adjusting the types of programs and facilities in the community in accordance with Resort Village demographics and population growth, by monitoring shifts in population structure and shifts in the demands and needs of the population.

**Objective 3.6.2.3: Cooperation and Communication**

To encourage the coordination and integration of community facilities where appropriate.

- Policy (a)      The Resort Village will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities within the Resort Village.

### 3.7 AMENITIES AND DEDICATED LANDS

#### 3.7.1 Findings

- The Resort Village of Manitou Beach features several amenities available to residents and visitors, alike.
- The Resort Village boasts multiple walking trails, winter skating ponds and a crokicurl curling ice, a ball diamond, a nine-hole golf course, mini golf, tennis court, pickle ball court, and a public beach located centrally in the community.
- The Resort Village hosts several recreational amenities including a drive-in theatre, playgrounds, community picnic grounds and a horseshoe pitch.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning Saskatchewan's biodiversity, unique landscapes, and ecosystems:
  - *The Province has an interest in biodiversity and natural ecosystems for present and future generations.*
  - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

#### 3.7.2 Amenities and Dedicated Lands Objectives and Policies

##### Objective 3.7.2.1

To safeguard and enhance Manitou Beach's green space to contribute to the wider objectives of sustainable community development.

- Policy (a) The Resort Village shall adopt appropriate policies to ensure the protection and enhancement of the Resort Village's green and recreation spaces.
- Policy (b) The Resort Village will encourage extensive participation by service clubs, community and public agencies, and other stakeholders in the development of parks, green space, and trail systems.
- Policy (c) Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership and dedicated as Environmental Reserve.
- Policy (d) The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Resort Village's parks and open space shall be encouraged.

##### Objective 3.7.2.2

To make provision for municipal reserves when land is subdivided.

- Policy (a) The following factors shall be considered in making decisions on the provision of municipal reserves:
- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal

reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.

- (iii) School site needs, as identified by the Horizon Division, ensuring the creation of municipal reserve areas large enough to be used for schools.

Policy (b) Municipal reserve funds shall be considered in the investment of storm water storage basins and the facilitation of temporary storm water storage to allow for water retention for a short-term catchment area. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.

### **Objective 3.7.2.3**

To support, encourage and facilitate connectivity and walkability throughout the Resort Village.

Policy (a) The Resort Village will pursue opportunities to link natural areas, parks, and walking and cycling facilities in a continuous open space system.

Policy (b) The Resort Village will facilitate the development of a walkable community, through consideration for the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

## 3.8 BIOPHYSICAL CONSIDERATIONS & HAZARDS

### 3.8.1 Findings

- The Resort Village of Manitou Beach is located along the south shoreline of Little Manitou Lake. The lake, located within the Lanigan-Manitou Sub-basin, it is fed by underground springs and contains no natural outflow at its current water level. Due to the nature of the lake, water levels are heavily influenced by precipitation and temperature. Rising water levels have been an ongoing concern to the local public due to the threat of flood damage to existing buildings, roadways and other infrastructure.
- Recent efforts to limit the flood risks to the Village of Manitou Beach include the construction of containment dikes and the development of the Little Manitou Lake Diversion Engineering Design Concept. As flood concern are expected to persist, the Resort Village should continue to actively pursue assistants from senior government in flood mitigation efforts.
- To avoid development in hazardous areas within the Resort Village, policies discouraging development on potentially hazardous land due to flooding and other hazards, such as contamination, erosion, soil subsidence and slope instability, are required.
- The Resort Village of Manitou Beach is located in the North portion of the Upper Qu'Appelle River and Wascana Creek Watershed. A Source Water Protection Plan was developed in 2008 in conjunction with watershed Advisory Committees established in each watershed planning area.
- The Resort Village operates a three-cell sewage lagoon, locate approximately 1km west of the municipal office. The lagoon and is fed via a force main from a pumping station located along Shawondasse Drive. Sewage lagoons, as per *The Subdivision Regulations*, require a 457m setback from Residential development.
- Large areas of the Resort Village are located on slopes. It is important that natural slope stability provided by trees is protected. The Resort Village has an interest in protecting and preserving the existing urban canopy.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public safety and source water protection:
  - *The Province has an interest in ensuring the safety and security of individuals, communities, and property from natural and human induced threats.*
  - *The Province has an interest in the protection of water sources that provide safe drinking water.*

### 3.8.2 Biophysical Constraints Objectives and Policies

#### Objective 3.8.2.1: Hazard Lands

To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

- Policy (a)      Development will be directed to areas believed to be capable of supporting such development.
- Policy (b)      The Resort Village will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.
- Policy (c)      The Zoning Bylaw will contain standards for development on or near hazard lands.

- Policy (d) Environmentally sensitive areas should be used for public open space.
- Policy (e) Future development shall be consistent with the 457 m lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.

#### **Objective 3.8.2.2: Flooding**

To protect development against the risks of flooding and other biophysical hazards.

- Policy (a) The Resort Village will work with the Water Security Agency, the RM of Morris No. 312, and the surrounding community, as necessary, on potential flood protection issues in the municipality and the broader region.
- Policy (b) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (c) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500-year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

#### **Objective 3.8.2.3: Source Water Protection**

To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

- Policy (a) Ensure that development does not reduce the quality of water resources in the broader region by protecting Manitou Beach' ground water resources from contamination.
- Policy (b) Continue to work with the Water Security Agency in implementing source water protection strategies.
- Policy (c) Ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Resort Village and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Resort Village is satisfied that specific development projects will sustain these areas.

#### **Objective 3.8.2.4: Contaminated Sites**

To ensure safe development on brownfields and contaminated sites.

- Policy (a) If contaminated sites are identified, ensure they are remediated to a level suitable for the intended use or for site suitability prior to development, to the satisfaction of the Approving Authorities.



**Objective 3.8.2.5: Emergency Measures**

To ensure public safety during emergency situations.

Policy (a)      The Resort Village of Manitou Beach will continue to work towards community preparedness for emergency situations by continuing to develop the Resort Village's Emergency Management Plan.

### 3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

#### 3.9.1 Findings

- The Resort Village of Manitou Beach is situated along Highway #365, 90 kilometers southeast of the City of Saskatoon and 150 kilometers northwest of the City of Regina. Other communities in the region include Watrous, Lanigan, LeRoy and Nokomis. The Resort Village of Manitou Beach is located in the RM of Morris No. 312.
- The Resort Village of Manitou Beach is one of seven (7) urban municipalities dedicated to the regional area known as the Mid-Sask Municipal Alliance.
- Many outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As a part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning inter-municipal cooperation:
  - *The Province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

#### 3.9.2 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies

##### **Objective 3.9.2.1: Government Cooperation**

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Manitou Beach and the region.

- Policy (a)      The Resort Village will pursue opportunities to take advantage of federal and provincial programs which will benefit Manitou Beach and the Mid-Sask region.

##### **Objective 3.9.2.2: Regional Cooperation**

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

- Policy (a)      The Resort Village will continue to pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region.
- Policy (b)      The Resort Village will continue to work with regional partners in the delivery of emergency and safety management services.
- Policy (c)      The Resort Village will continue to work with the MSMA in investigating economic development opportunities through agriculture and agribusiness, mining opportunities, tourism and recreation resources, and other commercial and industrial developments.

**Objective 3.9.2.3: Urban Reserves**

To maintain the financial integrity of the Resort Village, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Manitou Beach.

- Policy (a)      Ensure an agreement is sought pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Resort Village and will be based on the objective noted above.

**Objective 3.9.2.4: Annexation**

To alter the Resort Village limits based on need and to provide for orderly development of land uses and services.

- Policy (a)      In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Resort Village boundaries in a manner that will ensure that sufficient lands are available within the Resort Village limits. Sufficient lands are deemed to exist within the Resort Village if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.
- Policy (b)      The Resort Village will support requests for alteration of Resort Village boundaries that are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Resort Village. An objective of this plan is to reconnect the west side undeveloped village with the central portion of the village, as per historical maps, and original survey concepts to keep all three portions of the village connected.

**Objective 3.9.2.5: Communication and Referral Process**

To provide greater certainty for land use decisions where impacts cross municipal boundaries.

- Policy (a)      The Resort Village shall work collaboratively with the RM of Morris to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Resort Village that are adjacent to RM boundaries and other areas of mutual interest.
- Policy (b)      Council will work with the RM of Morris when designating or amending future urban growth areas that are located within the RM, on the Resort Village's Future Land Use Concept.

### 3.10 NATURAL AND CULTURAL HERITAGE RESOURCES

#### 3.10.1 Heritage and Natural Resource Findings

- The Resort Village of Manitou Beach and surrounding region have historically benefitted from a diverse economy of potash development and ethanol plant. In recent years, further potash development has significantly contributed to the regional economy.
- Due to its unique mineral properties, Manitou Lake and the surrounding area has historically been a place of significance for both the Indigenous peoples and European settlers in Canada. In 2012, the Town of Watrous establish the Heritage Centre and Museum Board, which was tasked with preserving the region’s history. In 2019, the Watrous – Manitou Beach Heritage Centre was opened to the public and offers a place where residents and tourists to the region can learn about the region’s history and heritage.
- The Resort Village has an interest in protecting existing trees within its municipal boundaries. Policy options should be explored that promote the conservation or replacement of existing old growth trees from the effects of future development.
- There are currently no registered heritage properties within the resort village. It is possible that there are existing historic sites and buildings that are locally known but are not yet recognized by the Heritage Conservation Branch as Heritage Property. Therefore, it is recommended that public consultations be held prior to the onset of any development should they be located adjacent or on any of these locally known sites.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning Saskatchewan’s heritage and culture, and biodiversity and natural ecosystems:
  - *The Province has an interest in ensuring that Saskatchewan’s culture and heritage resources are protected, conserved and responsibly used.*
  - *The Province has an interest in conserving Saskatchewan’s biodiversity and natural ecosystems for present and future generations.*

#### 3.10.2 Heritage Resources Objectives and Policies

##### **Objective 3.10.2.1: Heritage, Culture and Natural Resource Protection**

To protect the heritage resources within the Resort Village, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a)      Support the designation of provincial heritage and municipal heritage buildings and sites within the Resort Village, including those owned by the Resort Village, as well as those owned privately.
- Policy (b)      Ensure that the subdivision of land on potentially heritage sensitive parcels occurs (Map 2) in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.
- Policy (c)      The Resort Village’s land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.

- Policy (d) The Resort Village shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (e) Insofar as practical, the Resort Village shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.
- Policy (f) The Resort Village will continue utilising boards and committees, such as the Museum Board, the Library Board, the Cemetery Committee, the Tourism Board, and the Economic Development Committee, to assist in the protection and promotion of heritage and cultural resources within the Resort Village and region.
- Policy (g) Tree conservation or replacement will be a consideration in the review of applications for Concept Plans, rezoning, subdivision, discretionary use, and infrastructure rehabilitation. Applicants may be required to submit tree surveys as part of the development review process.

#### **Objective 3.10.2.2: Cultural and Heritage Resource Promotion**

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts, and trading skills.

- Policy (a) The Resort Village may consider the development of a Municipal Cultural Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b) The Resort Village shall continue to support the Watrous – Manitou Beach Heritage Centre, along with established and potential future heritage and cultural events.
- Policy (c) The Resort Village shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- Policy (d) The Resort Village will build upon its listing of heritage resources, with collaboration from residents.
- Policy (e) The Resort Village will endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

## 4 IMPLEMENTATION

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### 4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan and will be adopted in conjunction herewith.

#### 4.1.1 Purpose

The purpose of the Resort Village's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Resort Village of Manitou Beach.

#### 4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

#### 4.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### 4.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a

proposed development but may also restrict uses normally allowed in the zoning district through a contract.

- (3) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (4) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development;
  - (b) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (5) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict;
  - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

#### **4.1.5 Use of the Holding Symbol "H"**

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

#### **4.1.6 Bonus Provisions**

- (1) To facilitate a degree of flexibility for optimal site utilization as well as encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

- (2) In this regard, the Zoning Bylaw may provide for adjustment to density limits, parking standards, building height, number of principal buildings on a site or other similar standards for the provision of supportive housing units, community facilities which are owned by a non-profit corporation or public authority, the conservation of important natural areas, the provision of enclosed parking, and the designation of designated heritage properties.

## 4.2 OTHER IMPLEMENTATION TOOLS

### 4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

### 4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have *unstable or flood-prone areas* set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

### 4.2.3 Building Bylaw

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

### 4.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the



negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

### 4.3 OTHER

#### 4.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

#### 4.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Resort Village of Manitou Beach.

#### 4.3.3 Community Engagement

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the Resort Village will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision-making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

#### 4.3.4 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities within the MSMA, and public and private agencies to implement this Official Community Plan.

#### 4.3.5 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

#### 4.3.6 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

#### **4.3.7 Binding**

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Resort Village of Manitou Beach, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

#### **4.3.8 Definitions**

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

## 5 FUTURE LAND USE MAP

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