

RESORT VILLAGE OF KANNATA VALLEY

OFFICIAL COMMUNITY PLAN

BYLAW NO. 04-2024



FEBRUARY 2024

FINAL DRAFT



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The Resort Village of Kannata Valley

Official Community Plan Bylaw No. 04-2024

1. Pursuant to *Sections 29 and 32 of The Planning and Development Act, 2007*, the Council of the Resort Village of Kannata Valley 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 Bylaw No. 71, known as the Basic Planning Statement and any amendments thereto is hereby repealed.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 and Adopted the _____ day of _____ , _____

Mayor

RESORT VILLAGE SEAL

Administrator

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

on the _____ day of _____ , _____ .

OFFICIAL COMMUNITY PLAN

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SCHEDULE "A" TO BYLAW No. 04-2024

February 2024



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TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Purpose & Authority of the OCP	1
1.2 What is an OCP?	1
1.3 The OCP Creation Process	1
1.4 Organization of the OCP	1
1.5 How to Use the OCP	2
1.6 Definitions	2
2.0 PLAN VISION + PRINCIPLES	3
2.1 About Kannata Valley	3
2.2 Vision	4
2.3 Principles	4
3.0 OBJECTIVES + POLICIES	6
3.1 Environment & Community Health	6
3.2 Private Development	10
3.3 Culture, Recreation & Heritage	12
3.4 Infrastructure, Utilities & Community Services	14
4.0 IMPLEMENTATION	17
4.1 Zoning Bylaw	17
4.2 Other Planning Tools	18
4.3 Regional Collaboration	20
4.4 OCP Monitoring & Review	21
4.5 Strategic Planning & Financing	22
4.6 Public Participation	22

EXHIBIT A: LAND USE MAP

1.0 INTRODUCTION

1.1 PURPOSE & AUTHORITY OF THE OCP

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Resort Village of Kannata Valley (the Village) has prepared and adopted this Official Community Plan (OCP) to provide long-term strategic direction for managing future growth and development. The OCP will be primarily implemented by the corresponding Zoning Bylaw, as well as other policies, procedures, and future projects outlined herein.

1.2 WHAT IS AN OCP?

The OCP is a comprehensive policy document that establishes the Village's vision for the future and a framework for the physical, environmental, economic, social, and cultural development of the municipality. In this sense, it is a tool to guide future decision making and administrative procedures. All other related Village policies, standards, and bylaws *should* reflect the direction of the OCP. Should there be any direct conflict with another Village policy or bylaw, then the position that aligns best with the OCP will prevail. The OCP must also be consistent with *The Statements of Provincial Interest Regulations* (SPIs) and all other provincial land use policies.

1.3 THE OCP CREATION PROCESS

As summarized in **FIGURE 1** below, the creation of the OCP was divided into three phases involving substantial research, analysis, stakeholder and public consultation, and testing of various policy options. It is important to note that the creation and adoption of the OCP is but the first step towards achieving the Village's vision and goals for the future. Implementation of the OCP will require ongoing commitment by Village Council, administration, stakeholders and the community.

FIGURE 1. THE OCP CREATION PROCESS



1.4 ORGANIZATION OF THE OCP

The OCP is composed of four major sections:

- **Section 1.0 (Introduction)** includes important information on what an OCP is for and how to use it.
- **Section 2.0 (Plan, Vision, & Objectives)** provides background information on the Village and the foundation of the OCP: the Village's Vision and Principles.
- **Section 3.0 (Objectives & Policies)** contains the planning objectives and policies that apply to the entire Village or to specific *Land Use Policy Areas* that are demonstrated on the *Land Use Map* (Exhibit A).
- **Section 4.0 (Implementation)** contains the procedures and tools for administering, monitoring, and implementing the OCP.

1.5 HOW TO USE THE OCP

For any OCP to be effective, it must be easy to comprehend and navigate. The following is a general guide intended to assist the reader in using the OCP in relation to a proposed project, amendment, or other land use and development issue:

- **Step 1:** Review the **Land Use Map** to determine the characteristics of the subject land and the surrounding area.
- **Step 2:** Review the objectives and policies in **Section 3.0** that apply to the subject land and the proposed development and use.
- **Step 3:** Evaluate whether the proposed development and / or use conforms to the intent of the OCP Vision, Principles, Objectives and Policies, or whether an OCP amendment would be necessary in accordance with **Section 4.0**.

Generally, the OCP's Vision, Principles, Objectives, and Policies can be interpreted as follows:

- **Vision:** the aspirational, yet achievable, long-term target state for the Village as formulated by the Council and the community's input.
- **Principles:** the broader community planning goals for the Village.
- **Objectives:** more specific goals to address or mitigate ongoing or potential issues.
- **Policies:** statements that are either rules or direct actions intended to achieve the objectives. When preceding a policy statement or encountered elsewhere in this Plan, the following words are to mean:
 - **Shall** is an operative word which means the action is obligatory.
 - **Should** is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
 - **May** is an operative word meaning a choice is available, with no particular direction or guidance intended.

1.6 DEFINITIONS

The definitions contained in the *Resort Village of Kannata Valley Zoning Bylaw No. 05-2024* shall apply to this OCP.

2.0 PLAN VISION + PRINCIPLES

The OCP Vision and Principles were developed with input from Village Administration, Council and the community and are based on the Village's aspirations for the future. Refer to the **Background Report** for additional information on the Village's history, natural setting, physical characteristics, and socio-economic profile.

2.1 ABOUT KANNATA VALLEY

The Resort Village of Kannata Valley encompasses approximately 2 km of the north shoreline at the southern end of the picturesque Last Mountain Lake. The Village is immediately bordered by the Resort Village of Saskatchewan Beach to the west and to the north up the valley wall by the Canadian Pacific Railway, which acts as the divide between the Village and the RM of Longlaketon No. 219, which includes Rock Ridge Developments, High Country Estates, and Valley Ridge.

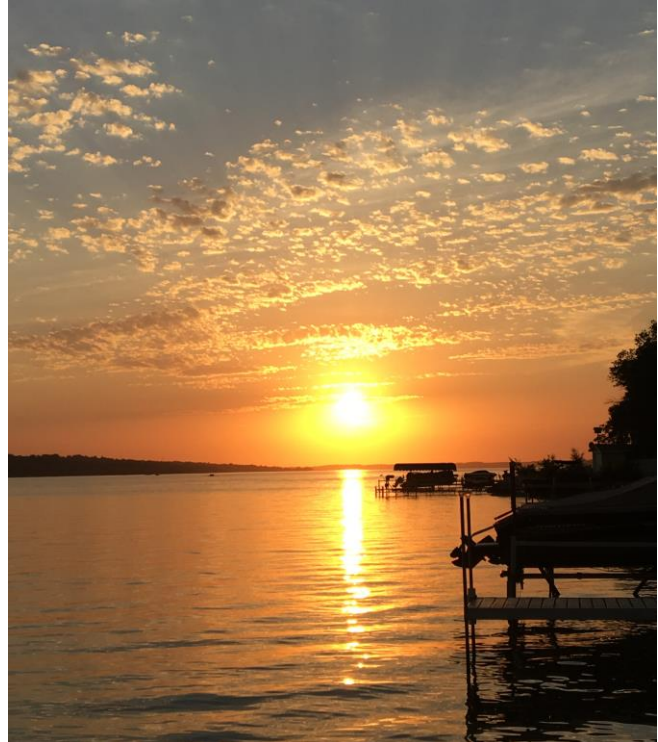
The Village contains 177 residential lots located on the lakeside and valley-side of Lakeshore Drive, housing approximately 90 permanent residents and 250 seasonal residents. Between the residential area and the railway is a large protected environmental area known as the **Kannata Highlands** (see page 5). There are no commercial or industrial uses in the Village. The closest commercial services are located approximately 2 km to the north in Siltion while Regina is only about 40 minutes by car on Highway #20 and #11. With stunning views of Last Mountain Lake, widespread recreational opportunities, convenient access to Regina, and first class services resulting from smart investments the Village has made into civil infrastructure, Kannata Valley is a very desirable resort residential community made up of people committed to keeping it that way.

FIGURE 2. RESORT VILLAGE OF KANNATA VALLEY LOCATION AND CONTEXT



2.2 VISION

“Overlooking the picturesque Last Mountain Lake, the Resort Village of Kannata Valley is a welcoming, family-friendly, and environmentally conscious community that combines the convenience of high quality utilities with stunning natural beauty, refreshing tranquility, and access to extensive recreational opportunities, all within short driving distance to the region’s major urban centres.”



2.3 PRINCIPLES

.1 Establish Fair and Clear Rules

In order to reduce uncertainty and inspire confidence, the Village will provide residents, landowners, and developers with clear, consistent, and flexible (when appropriate) policies and processes for guiding development within the Village that are consistent with the OCP Vision, Principles, Objectives, and Policies.

.2 Encourage a Range of Suitable and Sustainable Housing Options

The Village supports a high quality housing stock that complements the existing community character and encourages innovation in green building design as the share of permanent residents continues to grow.

.3 Foster a Healthy, Safe, and Friendly Community

Encourage land uses, development, and social activity that contribute positively to the physical, mental, social, economic, and environmental health and well-being of the Village. Kannata Valley strives to be safe, accessible, and equitable for residents of all ages and backgrounds.

.4 Manage the Quality and Viability of Infrastructure and Services

Village success depends on the efficient delivery of safe and effective municipal services and of physical and social infrastructure. At the same time, the cost of constructing and maintaining the associated infrastructure must be considered, as to ensure it is economically viable in the long term.

.5 Protect the Environment and Natural Resources

The Village recognizes that the natural environment is its greatest asset. As such, the OCP will use a variety of policies and tools to protect the integrity of the valley wall, known as the ***Kannata Highlands***, and maintain the high quality and health of Last Mountain Lake, as well as the air, groundwater, and vegetation.

.6 Maintain Access to Outdoor Amenities

The high quality outdoor recreational resources are foundational to the community and way of life in Kannata Valley. Access to these resources, including waterbodies, shorelines, natural spaces, and recreational trails, *should* be protected for the enjoyment of residents and their visitors alike.

.7 Embrace Regional Collaboration

The Village is already benefitting from taking a regional approach to infrastructure planning. Accordingly, the Village recognizes the value in working collaboratively with its neighbours to ensure the orderly use of adjacent lands and shared resources. The Village is also prepared to pursue partnerships with higher levels of government, First Nations, and other organizations related to service delivery, investments in infrastructure and opportunities for economic and social development.

.8 Strengthen Community Participation and Involvement

Foster community pride and encourage widespread participation in planning and development processes so community members can have their say in making important decisions for the future of the Village.



The Kannata Highlands

The large undeveloped area, roughly 90 acres, on the valley wall between the railway to the north and the residential lots towards the Lake is known as the **Kannata Highlands**. It is a unique environmental area full of native grasses and shrubs that the Village endeavours to protect in perpetuity due to its ecological, archeological, historical, and geological value. Use of the Highlands is restricted to non-motorized recreational activities such as walking, hiking, and skiing, while all bikes, vehicles, and development of any kind are prohibited.

3.0 OBJECTIVES + POLICIES

This section contains the objectives and policies that will guide the physical, environmental, economic, social, and cultural development of the Village.



3.1 ENVIRONMENT & COMMUNITY HEALTH

Kannata Valley and its residents have a long history of environmental awareness. For example, in response to the threat of residential development in the *Kannata Highlands* during the 1980s, residents mobilized to purchase that land and keep it safe from development for the enjoyment of future generations. Twenty years ago when “land spreading” of raw sewage was deemed to be no longer sustainable, the Village partnered with Saskatchewan Beach to build a sewage lagoon to safely handle the effluent. In 2002, the Last Mountain Lake Stewardship Group (LMLSG) was formed to safeguard and monitor the waters of Last Mountain Lake. Programs and workshops were introduced to demonstrate how homeowners can care for their properties by maintaining natural green space buffers and natural shorelines, and how to help manage the infestation of Leafy Spurge.

The Village is committed to balancing growth and development with the health of community members and the environment. Importantly, these outcomes should not be viewed as either/or scenarios, but rather, as interrelated factors for building a healthy and sustainable community. Whether related to protecting natural areas and resources, or ensuring equal access for all ages and abilities, decisions regarding future development in the Village must consider social, environmental, and economic outcomes collectively. In accordance with this approach, the intent of the following objectives and policies is to provide guidance on environmental and community health matters in the Village, specifically as they relate to land use and development.

3.1.1 Objectives

- (1) To preserve the quality of Last Mountain Lake and to ensure the natural environment in general remains free of contamination and pollution.
- (2) To protect and preserve the ecological integrity of the **Kannata Highlands** and to minimize the risk of slope instability.
- (3) To maintain access to the shoreline and to encourage private and public development that is free of barriers for residents of all ages and abilities.
- (4) To protect and promote the health, safety, and well-being of all community members.
- (5) To use best practice management in environmental stewardship and increase local capacity for adapting to potential risks and disruptions caused by climate change.

3.1.2 Policies

(1) Environmental & Ecological Conservation

- a. No development *shall* unduly hinder the ecological value, integrity and management of environmental resources within the Village.
- b. The Village *shall* work with governments, private agencies, and conservation groups such as the Last Mountain Lake Stewardship Group to protect and conserve Last Mountain Lake, the **Kannata Highlands** and any other ecologically valuable and environmentally sensitive lands.
- c. In accordance with **Section 4.2.2 (Dedicated Lands)**, Council *should* dedicate lands as Environmental Reserve to protect riparian areas, native grasslands, wildlife habitats, or other environmentally sensitive areas.
- d. The Village *may* require a technical study to be completed in support of any development application in accordance with **Section 4.2.5 (Supporting Studies & Technical Investigations)** to ensure ecologically valuable and environmentally sensitive lands are conserved.

(2) Slope Instability & Flooding

Kannata Valley rests on a series of echelon landslide blocks in till and cretaceous shale that form the valley wall. The residences along Lakeshore Drive are on the first two or three landslide blocks near the lake, while the railway is on the uppermost landslide block. Although small slumps do occur, Kannata Valley has not experienced severe slumping and related hazards as seen elsewhere on Last Mountain Lake. Nonetheless, no residential development *shall* occur without an accompanying analysis from a certified engineer registered in Saskatchewan.

- a. Pursuant to **Section 4.2.5 (Supporting Studies & Technical Investigations)** of this OCP, all new development within the Village *shall* require an accompanying geotechnical study prepared by a certified engineer. The study *shall* assess the geotechnical suitability of the site, susceptibility to flooding, slumping, slope instability, or other environmental hazards. Said studies *shall* include measures to eliminate or sufficiently reduce risks associated with the environmental hazard(s), as determined by the Village and the appropriate Government Ministry or agency. If deemed necessary to ensure the safety of the development, these measures *may* be included as conditions to development permit approval.
- b. Lands subject to erosion, landslides, subsidence, or flooding *should* generally be left in its natural state unless used for low intensity uses such as open space and passive recreation.

- c. Use of the *Kannata Highlands* shall be restricted to non-motorized recreational activities such as walking, hiking, and skiing, while motorized vehicles, any type of bicycle, and development of any kind are prohibited.
- d. Development of new buildings or additions to buildings within the floodway of the 1:500 year flood elevation of any watercourse or water body shall be prohibited. Flood proofing of new development to a safe building elevation of, at minimum, 0.5 metres above the 1:500 year flood elevation shall be required.
- e. The Water Security Agency (WSA) shall be the primary source for technical advice in determining whether a proposed development may be prone to flooding issues, including whether the land is located within the 1:500 year flood elevation and whether mitigation strategies or flood-proofing are required.

(3) Last Mountain Lake & Groundwater Protection

- a. The Village shall work with the LMLSG, the WSA, and any other appropriate regional, provincial, and federal agencies to preserve and enhance the quality of Last Mountain Lake by ensuring any proposed development and the ongoing operation of the land use will not pose a risk to the health of the soil, shoreline, surface water or groundwater resources.
- b. Ensure that development shall not deplete or pollute drinking water resources within the Village and broader region.
- c. The Village shall commit to the protection of public health and the environment through the use of water management strategies that:
 - i. Maintain healthy ecosystems;
 - ii. Provide safe and reliable drinking water; and
 - iii. Manage waste and storm water to the greatest possible extent within financial limitations.
- d. The Village shall support the implementation and evolution of the *Upper Qu'Appelle River and Wascana Creek Watersheds Source Water Protection Plan*.
- e. The Village may require a technical study to be completed in support of any development application in accordance with **Section 4.2.5 (Supporting Studies & Technical Investigations)**, to ensure that the quality and quantity of water resources will not be adversely impacted.

(4) Climate Change Adaptation

- a. The Village shall acknowledge and initiate preparations for the impacts of climate change and extreme weather events on the Village and its residents, including during the planning and locating of public works.
- b. The Village should consider ways to reduce the environmental footprint of all their facilities, services, and operations.
- c. The Village shall encourage public and private investment in sustainable development and technologies including renewable energy systems such as solar, wind, or geothermal.
- d. The Village should consider community and regional fire protection measures such as emergency escape routes and a firebreak.

(5) Village Vegetation

- a. The protection of mature trees in the Village *shall* be encouraged to maintain community character and air quality, which *may* be strengthened through a Tree Protection By-law.
- b. The Village *shall* Encourage the prominent planting of native and non-invasive vegetation that is resilient to climate change, and minimizes or eliminates the need for irrigation.
- c. A diverse stock of local tree species *should* be maintained in parks, open spaces, pathways and residential areas.
- d. Developers *may* be required to provide a landscaping plan with provisions to plant a minimum number of trees and/or shrubs as part of the development review and approvals process.

(6) Accessible & Age-Friendly Development

- a. The Village *should* encourage universal accessibility design standards to be considered and included in the development of all public and private spaces throughout the community.
- b. The Village *shall* support the ability of seniors to age-in-place in the community by encouraging varying levels of home care, intergenerational living arrangements, and through design solutions such as walking paths and resting spaces.
- c. The Village *should* consider making improvements to the accessibility of the Village's main beach and other public spaces, including but not limited to providing:
 - i. Accessible access to the boat launch;
 - ii. A designated accessible parking space;
 - iii. An accessible beach mat to the water; and an
 - iv. An accessible day-use site.

(7) Incompatible Uses & Hazardous Lands

- a. The Village *shall* discourage residential development within 457 metres of land used or authorized for use as a landfill, sewage treatment plant, or sewage lagoon in accordance with *The Subdivision Regulations, 2014*.
- b. No development shall be allowed within 125 metres of an existing, proposed, abandoned, reclaimed oil or gas well or facility in accordance with *The Subdivision Regulations, 2014*.
- c. The Village *shall* require the assessment of potentially hazardous or contaminated sites, and if necessary, require action to mitigate or remediate the site to an acceptable and safe standard.
- d. Development that involves the production, handling, or storage of hazardous material *shall* be adequately and safely contained and separated from areas and buildings used for human use and/or occupation.
- e. Development that involves the potential for hazardous discharges into the air, soil, or water *shall* be prohibited.



3.2 PRIVATE DEVELOPMENT

Consisting of seven original lots, the first subdivision plan of what is now known as the Resort Village of Kannata Valley was registered in 1963 in the RM of Longlaketon. The area was incorporated soon after in 1966. Six additional subdivisions have since been registered totalling 182 private lots and six parcels designated as public reserve. While the current trend for development is to build to a standard suitable for four seasons, much of the earlier development was constructed without adequate minimum standards in place. One of the primary purposes for adopting new planning bylaws is to establish modern planning regulations and processes, in alignment with Provincial legislation, to ensure private development occurs in a planned and responsible manner that complements existing community character.

3.2.1 Objectives

- (1) To encourage infill development on presently vacant or underutilized residential sites within the existing and already serviced residential areas.
- (2) To ensure that development and uses of residential properties are compatible and complementary with the existing Village community.
- (3) To encourage sustainable building design and property maintenance to ensure that residential sites are developed, used, and maintained to acceptable standards.
- (4) To limit non-residential uses to compatible home-based businesses.

3.2.2 Policies

(1) General Development & Growth Policies

- a. The Village *shall* use the tools available to them to ensure private development is designed and constructed in compliance with the OCP, Zoning Bylaw, and the relevant building codes as described in **Section 4.2.6 (Building Bylaw & Permits)**.
- b. The Village *shall* consider the capacity of existing servicing infrastructure and community services when reviewing new development proposals.

- c. The creation of new development sites through subdivision of existing lots *may* be allowed at the discretion of Council provided the proposal and all supporting studies comply with this OCP and the Zoning Bylaw.
- d. Encourage innovation in building and site design including modular dwellings, passive housing design, and low impact development strategies.
- e. Private development sites *shall* avoid landscaping strategies that increase the risk of fire, hillside slumping, and shoreline erosion.

(2) Residential Development

- a. The Zoning Bylaw shall include a Residential Zoning District for the purpose of accommodating primarily single-detached dwellings.
- b. The minimum site frontage in the Residential Zoning District shall typically be 15.0 metres (49.21 ft), but Council may consider a subdivision that results in a minimum site frontage of 12.0 metres (39.37 ft) through a discretionary use application.
- c. Residential development that complements established community character *shall* be encouraged.
- d. Secondary and garage suites *may* be allowed at the discretion of Council provided they comply with the provisions of the Zoning Bylaw.
- e. Bed & breakfast or vacation rental operations *may* be allowed at the discretion of Council provided they comply with the provisions of the Zoning Bylaw.

(3) Commercial Development

- a. Home-based businesses *may* be allowed if it can be demonstrated that the business will not create any undue nuisance, traffic congestion, or detract from the character of the area.
- b. Principal commercial land uses *shall* be prohibited and *may* only be considered through a future OCP and Zoning Bylaw amendment.

3.3 CULTURE, RECREATION & HERITAGE

The Village has a tight-knit community feel. The Kannata Valley Volunteers promotes community involvement with special events such as the Canada Day parade and barbeque, community bake sales, and scavenger hunts, to name a few. The Neighbourhood Crime Watch works together with residents and the RCMP to help keep the community safe. Popular lake activities include swimming, boating, fishing, and ice fishing and snowmobiling in the winter. The Village also includes a number of small parks, vacant green spaces, and informal walking / hiking trails through the **Kannata Highlands**.

There are also recreational opportunities in both Siltou (pickleball and ice rink) and Saskatchewan Beach (beach volleyball and playgrounds). Other nearby natural attractions and recreational amenities include Rowan's Ravine Provincial Park, which contains one of Saskatchewan's largest natural beaches, and the Last Mountain Lake National Wildlife Area and Migratory Bird Sanctuary located at the north end of the Lake, which is recognized as a Ramsar Wetland of International Importance.



The Last Mountain Valley and Lake have a long and storied history that is aptly summarized on the Village's website. There are no officially designated heritage properties in the Village. However, the area is rich in archeological and prehistoric resources. According to the Ministry of Parks, Culture, and Sport's Heritage Conservation Branch's Developers' Online Screen Tool, the entire municipality is considered potentially heritage-sensitive. Therefore, it is recommended that development proposals be forwarded to them for screening. Kannata Valley is also just 5 minutes by car from the Last Mountain House Provincial Historic Park, which offers tours of historical Last Mountain House, a former winter outpost of the Hudson's Bay Company that was originally built in 1869.

3.3.1 Objectives

- (1) To celebrate and promote interest in Village events and activities amongst the community.
- (2) To promote healthy, active, and social lifestyles for people of all ages by providing spaces for either passive or programmed recreational activities in all four seasons.
- (3) To maximize use of, provide equitable access to, and where possible, enhance the Village's parks and recreational facilities, including the Last Mountain Lake shoreline.
- (4) To identify and preserve cultural and heritage resources in the District and protect them from incompatible development that may threaten their integrity or operation.

3.3.2 Policies

(1) Culture

- a. A broad range of artistic and cultural opportunities that are accessible to all residents and visitors *shall* be encouraged.
- b. The Village *shall* assist community groups in the planning and promotion of inclusive cultural events and initiatives.
- c. Spaces in Village-owned facilities and spaces *shall* be available for community groups to host events and programming related to arts, culture, and heritage.

(2) Recreation

- a.** The Village *shall* provide a variety of high quality parks and public spaces designed for programmed and passive uses that keep residents active year-round.
- b.** Recreational activities and programming *should* be made accessible and affordable for all members of the community.
- c.** Consider placemaking strategies to enhance parks and recreation facilities, and the public realm to broaden their appeal and functionality for all users.
- d.** The Village *shall* maintain existing and future parks and recreation facilities for the safe and leisurely enjoyment of the community.
- e.** Strategies to naturalize parks and open spaces *should* be considered as an alternative to intensive landscaping where maintenance can be difficult, expensive, or detrimental to the natural environment.
- f.** The Village *should* work with the Province and other municipalities to protect, enhance, and promote Regional, Provincial, and National Parks in the region.

(3) Heritage

- a.** Heritage resources – including officially designated provincial or municipal heritage sites, those in the process of receiving designation, and others deemed to have legitimate heritage or cultural value – *should* be protected from incompatible or potentially incompatible land uses that may threaten their integrity, operation, or general public value.
- b.** The Village *should* work with the Ministry of Parks, Culture and Sport's Heritage Conservation Branch and other local community groups and individuals to identify historic sites or buildings in the Village with significant heritage value worthy of recognition and protection.
- c.** The Village *may* take any steps warranted to preserve local sites and structures of significance including, but not necessarily limited to, the provisions outlined in *The Heritage Properties Act*.
- d.** Support public and private efforts to reuse, renovate or adapt historic sites or buildings in ways that retain and highlight their character-defining elements.

- e. Consult the Parks Canada *Historic Guidelines and Standards for the Historic Places in Canada* to guide the conservation of sites or buildings owned, regulated, funded or guided by the Village.



3.4 INFRASTRUCTURE, UTILITIES & COMMUNITY SERVICES

In the past twenty years, the Village has made a number of strategic investments in infrastructure that have provided major benefit to the community such as: the joint construction of a sewage lagoon with Saskatchewan Beach in 2003 (the KVSBL Lagoon); a new Water Treatment Plant in 2009; and the conversion of the old landfill into a Refuse Transfer Station (RTS) in 2010. The continued provision of municipal infrastructure, utilities and community services will be essential for achieving the Village Vision and Principles. As existing infrastructure ages and the Village population or share of permanent residents grows, the pressure placed on these systems will continue to increase, as will the costs associated with operating and maintaining them. Therefore, the intent of the objectives and policies that follow are to ensure that infrastructure improvements, utilities, and community services will be planned, delivered, and maintained in a deliberate, safe, and cost-effective manner.

3.4.1 Objectives

- (1) To optimize the use of existing municipal infrastructure and utilities prior to making further investments.
- (2) To upgrade municipal infrastructure and utilities as required in a timely and cost effective manner.
- (3) To ensure the capacity of municipal infrastructure and utilities can accommodate existing and future Village development before servicing outside users.
- (4) To construct and maintain municipal infrastructure and utilities without imposing detrimental impacts to the environment and the health and well-being of the community.
- (5) To maintain a healthy, safe, and orderly community by ensuring the availability of reliable social, health and emergency services.

3.4.2 Policies

(1) General Policies

- a. The Village *should* develop and maintain an Asset Management Plan that is in alignment with the OCP to take a proactive approach towards its infrastructure and investment planning.
- b. The Village *shall* continue to direct investments to priority infrastructure improvements when required provided that funds can be allocated appropriately.
- c. The Village *shall* continue to pursue all relevant and beneficial funding programs for upgrading municipal infrastructure, utilities, and community services.
- d. The applicant of a proposed development *shall* be responsible for the costs of connecting to any required services or utilities.
- e. The Village *may* use agreements allowed for under *The Act* such as those listed in **Section 4.2 (Other Planning Tools)** to ensure they are not solely responsible for costs associated with the provision of infrastructure and services for new development and to ensure that services and facilities are installed to adequate standards.

(2) Water & Wastewater

- a. New development *shall* demonstrate that they can be efficiently connected to the municipal water and wastewater systems.

- b. The Village *shall* consider the capacity of existing water and wastewater infrastructure to accommodate new development.
- c. The Village *should* encourage and raise public awareness of water and wastewater conservation strategies.
- d. The Village *shall* consider supplying hygienic water to persons or groups from other communities where deemed in the best interest of the Village.
- e. In consultation with Saskatchewan Beach, the Village *shall* consider allowing persons or groups from other communities to access the KVSF Lagoon where deemed in the best interest of the two municipalities.
- f. The user fees for the Village water and wastewater systems *shall* be reviewed annually and revised to reflect current capital and operational costs.

(3) Solid Waste Management

- a. The Village *shall* ensure the continued efficient operation and maintenance of its Refuse Transfer Station (RTS), in accordance with provincial regulations, that meet the needs of a growing population in the Village and region.
- b. New development *shall* be designed to allow for the efficient management and collection of solid waste.
- c. The Village *should* explore environmentally responsible waste management solutions such as programs for recycling, composting, and the disposal of hazardous household items.
- d. The Village *shall* permit access to the RTS from persons or groups from other communities where deemed in the best interest of the Village.
- e. The user fees for the RTS *shall* be reviewed annually and revised to reflect current capital and operational costs.

(4) Utilities

- a. The Village *shall* cooperate with all utility providers to ensure the provision of their services are economical and efficient, including the establishment of renewable energy facilities.
- b. Underground utilities *shall* be located, designed, and managed in accordance with best practices for minimizing slope instability.
- c. Existing public and private utilities *shall* be protected from incompatible or potentially incompatible land uses that may threaten or adversely affect their continued operation and maintenance.

(5) Roadways & Transportation

- a. The Village *shall* continue to maintain and upgrade Lakeshore Drive and all public roadways as required to ensure it is safe for all transportation modes.
- b. The Village *should* consider additional traffic calming measures to slow speeds and provide a safe environment for pedestrians and non-motorized travellers.
- c. The Village *should* consider strategies to encourage active modes of transportation such as providing bicycle racks at the main beach and Village office.

(6) Development in Proximity to Highways & Railways

- a. Development setbacks from Provincial highways and the railway *shall* be established through consultation with the Ministry of Highways and Infrastructure (MHI) and the railway company.
- b. In order to reduce potential land use conflicts, maintain public safety, and provide adequate protection of road and rail infrastructure, the Village *shall* consult with MHI and the railway company when either of the following is proposed:

- i. New development is proposed in proximity to a Provincial highway or the railway;
 - ii. New, expanded, or modified rail facilities;
 - iii. New road / rail crossings including underground services or utilities;
- c. The Village *shall* consult the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada Guidelines for New Development in Proximity to Railway Operations (2013) and any other relevant regulations or guidelines for governing development adjacent to railways.

(7) Drainage

- a. Adequate surface water drainage *shall* be required throughout the Village that avoids negatively impacting adjacent properties, minimizes flooding erosion, and does not pollute water resources.
- b. The design of surface drainage *should* be completed to eliminate standing water on the slopes and to deliver surface runoff in the quickest most direct route to the lake to reduce infiltration of the valley slope.
- c. The alteration of natural drainage courses *shall* be prohibited without the approval of the Water Security Agency, Ministry of Environment, and the Village.
- d. For development that has the potential for drainage concerns onto a public right-of-way, neighbouring property, or environmentally sensitive area, the Village *shall* require a drainage or grading plan to be completed in accordance with **Section 4.2.5 (Supporting Studies & Technical Investigations)** to ensure there is adequate surface drainage. The Village *may* impose conditions to ensure consistent discharge rates are achieved.

(8) Community Spaces & Services

- a. The Village *should* consider making improvements to the main beach and other public spaces in the community, including but not limited to the provision of :
 - i. Permanent sunshades or a picnic shelter;
 - ii. Improved permanent seating options;
 - iii. Upgraded public washroom facilities; and
 - iv. Animal proof waste receptacles with separate bins for recycling.
- b. The Village *shall* encourage and support the continued joint use and operation of all public and private community facilities in the Village and region.
- c. The Village *shall* work with the Ministry of Education and the school divisions to support the provision of educational services within the region, including the use of lands dedicated as municipal reserve for new educational facilities.
- d. The Village *shall* continue to work with emergency and health service providers such as the Living Sky Regional Emergency Management Organization (LSREMO) to ensure residents have adequate access to emergency and health services.

4.0 IMPLEMENTATION

This section outlines the variety of tools and procedures the Village has available for administering, implementing, and monitoring the performance of the OCP.

4.1 ZONING BYLAW

The Zoning Bylaw will be the primary tool for implementing the objectives and policies of the OCP, and will be adopted in conjunction herewith by the Resort Village of Kannata Valley.



4.1.1 Purpose

The purpose of the Zoning Bylaw is to control the use of land within Council's jurisdiction in order to provide for the amenity, health, safety, and general welfare of residents and their visitors of the Village.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing Zoning Districts for a variety of land uses as well as preferred future development areas and restricted lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations and sizes, and any other relevant development standards in accordance with *The Act*.

4.1.3 Development Permits

The application requirements, procedures, and evaluation criteria for considering applications for development permits for permitted uses and discretionary uses, as well as for development appeals and minor variances *shall* be contained in the Zoning Bylaw.

4.1.4 Amending the Zoning Bylaw

The application requirements, procedures, and evaluation criteria for considering proposed zoning amendments, including map amendments (rezonings) and text amendments, *shall* be contained in the Zoning Bylaw.

4.2 OTHER PLANNING TOOLS

This subsection summarizes other planning tools available to the Village for implementation of the OCP under direction of *The Act*.

4.2.1 Subdivision Application Review

The approving authority for subdivision applications is the Director of Community Planning for the Ministry of Government Relations. However, the Village is asked to provide comments on subdivision applications and no subdivision can be approved if it contradicts an adopted OCP or Zoning Bylaw. Should a servicing agreement be required by Council, then Government Relations cannot approve the subdivision until one is signed. Therefore, Council has an important role during the subdivision application review process to:

- (1) Ensure the proposed subdivision complies with this OCP and the Zoning Bylaw;
- (2) Negotiate the terms of the servicing agreement, should one be required; and to
- (3) Determine which of the following options for subdivisions that qualify for the Municipal Reserve requirement:
 - a. Dedicating a portion of the subdivision as Municipal Reserve, which *may* be used for open space, parks, recreation facilities, public buildings, schools, natural areas, horticultural uses, and agricultural uses;
 - b. Accepting a Cash-In-Lieu of land dedication payment equal to the value of the land that would have been dedicated to be used for existing or future open spaces, parks, etc.; or
 - c. Deferring the Municipal Reserve requirement if the subdivision application includes further land to be subdivided.

The final decision on the location and suitability of land dedicated as Municipal Reserve, the amount of Cash-In-Lieu, or the deferral of the requirement is the responsibility of the approving authority in accordance with *The Act*.

4.2.2 Dedicated Lands

Dedicated Lands within the Village include the public beaches and walkways dedicated as municipal reserve. In addition to the OCP policies pertaining to public lands, the following policies are intended to guide the Village's approach to dedicated lands in accordance with *The Act* and *The Dedicated Lands Regulations, 2009*:

- (1) The Village *shall* deposit all cash-in-lieu of municipal reserve accepted under **Section 4.2.1(3)b (Subdivision Application Review)** above in a dedicated lands account.
- (2) Council *may* authorize expenditures from the account to purchase dedicated lands, or to build or upgrade parks or public recreation facilities within the Village or in other municipalities, such as the RM of Longlaketon or Village of Siltou, where the parks or facilities will serve the residents of the Village.
- (3) The Village *should* work with the Province to dedicate the **Kannata Highlands** and other ecologically valuable and environmentally sensitive lands as Environmental Reserve.
- (4) If the need for a school site is identified, the Village will work with the Ministry of Education and the school divisions to ensure a suitable school site is chosen and, if necessary, will amend their planning bylaws to accommodate the school's development.

4.2.3 Development Levies

In accordance with *The Act* (s. 169 & 170), Council *may* establish, by separate bylaw, development levies to be collected from the applicant of a proposed development within an already subdivided area. The purpose of collecting development levies is to recover all or part of the capital cost of providing, altering, expanding or upgrading services and facilities as a result of the development if those capital costs exceed those originally provided for in the subdivision of land. Such a bylaw requires ministerial approval and must be based on studies that establish the impact and associated costs of proposed developments on existing and future municipal infrastructure. Development levies *shall* not provide for the completion of any work or the payment of any fees previously addressed by a servicing agreement at the time of subdivision.

4.2.4 Servicing Agreements

In accordance with *The Act* (s. 172), Council *may* require the applicant of a proposed subdivision to enter into a servicing agreement to provide municipal services or facilities that directly or indirectly serve the subdivision. The purpose of a servicing agreement is to ensure that the Village does not incur all the costs of servicing a new subdivision and that services are installed to municipal specifications and standards. The municipality accepts long-term responsibility for maintaining the services and facilities provided they are installed according to the terms of the agreement.

The Village *may* also collect servicing fees, also known as off-site fees, intended to help pay for future capital costs of providing, altering, expanding, or upgrading municipal infrastructure required as a result of a new subdivision. However, Council must be able to reasonably demonstrate that the fees are commensurate with the future capital costs. Therefore, in order to provide direction and consistency during servicing agreement negotiations, Council *may* establish a schedule of servicing fees based on the demand for overall services and public works that the municipality anticipates will be needed over the course of a set term. The off-site fees owed will then be proportioned according to the servicing needs created by the new development and the municipality's overall servicing needs.

4.2.5 Supporting Studies & Technical Investigations

Any studies or technical investigations that *may* be required, including the mandatory geotechnical study pursuant to **Section 3.1.2(2)a (Slope Instability & Flooding)**, in support of a proposed development such as environmental assessments, drainage / grading plans, water / wastewater management plans, infrastructure capacity assessments, heritage resource impact assessment, or traffic impact assessments, must be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

4.2.6 Building Bylaw & Permits

The Building Bylaw *shall* guide the construction, repair and maintenance of buildings within the Village. In Saskatchewan, the minimum standard for construction and renovation of buildings throughout the province is the National Building Code of Canada (NBC), the National Fire Code of Canada (NFC), and the National Energy Code for Buildings (NECB). The Village *shall* ensure these standards are achieved for the health and safety of the community through its building permitting process.

4.3 REGIONAL COLLABORATION

As described in **Section 3.4 (Infrastructure, Utilities, & Community Services)**, the Village has already benefitted from taking a regional approach to its infrastructure planning with the sewage lagoon with Saskatchewan Beach. Moreover, existing agreements are in place to provide neighbouring developments with treated water and to allow other communities to access the lagoon. While Kannata Valley is fortunate to have a number of active community groups engaged in local initiatives, there may be opportunities for additional collaboration with senior governments, First Nations and indigenous groups, public and private organizations, and other urban and rural municipalities in the region. The following policies outline how the Village can strive to build and maintain strong and mutually beneficial relationships with its partners in the region to help with the implementation of the OCP vision and principles.

4.3.1 Inter-municipal Cooperation

- (1) The Village *should* work with the RM of Longlaketon, Resort Village of Saskatchewan Beach, Village of Sifton, and other nearby municipalities to ensure lands of mutual interest, such as those that may impact the Village or its physical and environmental assets, are used and developed in a compatible and complementary manner.
- (2) In collaboration with the RM, the Village *may* consider pursuing annexations of adjacent developments if it is determined to be in the best interest of existing and future Village ratepayers.
- (3) Pursuant to *The Act (s. 32.1)*, the Village *may* enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries.
- (4) The Village *should* explore and pursue opportunities to facilitate coordinated regional planning and economic development initiatives including but not limited to:
 - a. Public health and emergency response services;
 - b. Improving regional transportation options (carpooling, ride sharing, etc.);
 - c. Investing in municipal and regional infrastructure;
 - d. Recreational and cultural programming and facilities;
 - e. Environmental management and conservation; and
 - f. Renewable energy production;
- (5) The Village *shall* encourage economic development in the region by supporting commercial businesses in nearby communities, thereby expanding the availability of services and amenities to residents and visitors of Kannata Valley.

4.3.2 First Nation and Metis Relations

- (1) The Village will promote communication and engagement with First Nation and Métis communities in the region in alignment with the Truth and Reconciliation Commission Calls to Action.
- (2) The Village will collaborate with First Nations and Métis communities on local and regional issues of common interest, including economic, cultural, and social development, as well as environmental protection and conservation.
- (3) The Village acknowledges the duty to consult with First Nations and Métis communities about potential decisions or actions that may adversely impact Treaty or Indigenous rights.

4.3.3 Provincial and Federal Interests

- (1) This OCP *shall* be administered and implemented in conformity with *The Statements of Provincial Interest Regulations* and any statutes, regulations or legislation of provincial agencies governing land use.
- (2) Wherever feasible and in the municipal interest, the Village will avoid duplication of provincial regulation.
- (3) To coordinate planning and growth, the Village will consult with provincial and federal agencies and other organizations where appropriate.

4.4 OCP MONITORING & REVIEW

The OCP is intended to be a long term policy document that guides decision-making for the next 20 years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, Council *may* need to make changes to the OCP to ensure the Village stays on the desired track towards meeting its goals and objectives.

4.4.1 Performance Monitoring & Reviewing the OCP

In addition to ongoing monitoring of key performance measures, it is recommended that the OCP be formally reviewed every five years to evaluate whether the policies remain relevant and are performing effectively. The five-year review *may* also identify additional studies or projects that will assist in successfully implementing the OCP.

4.4.2 Amending the OCP

All OCP amendments, whether initiated by the Village or the result of an application, must be approved according to *The Act*. If new development is proposed that does not conform to the OCP, then an application to amend the OCP *shall* be prepared for review by the Development Officer and Council. Applications to amend the OCP must demonstrate the impact of the proposed change and must be in the best interest of the Village as a whole. The application requirements, procedures, and evaluation criteria for considering proposed OCP amendments *shall* be contained in the Zoning Bylaw. Following adoption by Council, all OCP amendments must be approved by the Ministry of Government Relations before they can take effect.

4.4.3 Conformity with Provincial Land Use Regulations

The OCP *shall* be administered and implemented in conformity with applicable provincial land use policies such as *The Statements of Provincial Interest Regulations* in cooperation with provincial ministries and agencies. Council will review this Plan and the Zoning Bylaw for consistency with new provincial land use policies adopted pursuant to *The Act*.

4.5 STRATEGIC PLANNING & FINANCING

The OCP is a statutory document for guiding development and land use in the Village over the next 20 years. As such, the objectives and policies contained in the OCP are intended to act as a framework for guiding future decision-making by Administration and Council. However, the OCP must be more than a reference document. If the Village is to move closer to the future envisioned in the OCP, a clear plan of action and implementation strategy is required. Therefore, the Village *should* consider developing an Action Plan that outlines a schedule of key action items to be completed for achieving the goals of the OCP.

Realizing the vision, goals, and objectives of this OCP may also require substantial investments in community infrastructure and services. Therefore, the Village *should* proceed by strategically integrating its infrastructure management, budgeting and land use planning decisions. The Village *should* also take a proactive approach to raising revenues with the available financing tools provided through provincial legislation including, but not limited to: *The Local Improvements Act, 1993*; *The Municipalities Act*; and *The Planning and Development Act, 2007*. Finally, the Village *should* pursue all available funding opportunities and cost-sharing opportunities with their surrounding partners in the region.

4.6 PUBLIC PARTICIPATION

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the OCP. An actively involved and engaged community will help Council address issues of shared importance, minimize negative impacts, maximize public benefits and achieve intended outcomes. The Village will continue to prioritize frequent and transparent communication with residents through a variety of methods. In addition to complying with the mandatory public participation requirements and processes found in *The Act* and the Zoning Bylaw, Council *shall* apply the following values from the International Association for Public Participation (IAP2) when considering how to engage the community and stakeholders on Village decisions, plans, and projects:

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

EXHIBIT A: LAND USE MAP

The **Land Use Map** attached to and forming part of this OCP is a general illustration of the Village's existing and preferred future land use and development patterns. Any proposed development or use that contradicts any objective or policy of the OCP in relation to the **Land Use Map** will require an OCP amendment in accordance with **Section 4.4.2 (Amending the OCP)**.



RESORT VILLAGE OF KANNATA VALLEY LAND USE MAP

"Exhibit A" of Official Community Plan Bylaw No. 04-2024

LEGEND

Residential

Community Service

Parks & Green Space

Environmental Conservation

Resort Village Boundary

MR = Municipal Reserve

ER = Environmental Reserve

RTS = Refuse Transfer Station

WTP = Water Treatment Plant

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