

**RESORT VILLAGE OF  
FORT SAN**

**OFFICIAL COMMUNITY PLAN**

Prepared For:

THE RESORT VILLAGE OF FORT SAN

Prepared By:

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LANDSCAPE ARCHITECTURE AND PLANNING  
Saskatoon, SK

May 2009

# The Resort Village of Fort San

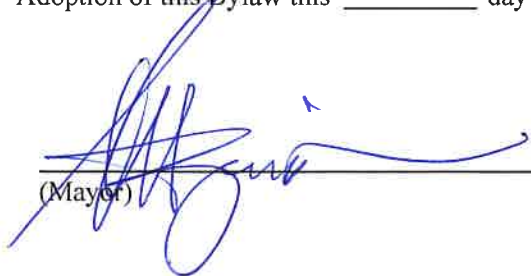
Bylaw No. 09-01

A Bylaw of the Resort Village of Fort San to adopt a Official Community Plan.

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

- (1) Pursuant to Section 29 of *The Planning and Development Act, 2007* the Council of the Resort Village of Fort San hereby adopts the Resort Village of Fort San Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Resort Village Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 88-2, the Resort Village of Fort San Basic Planning Statement Bylaw, and all amendments thereto, are hereby repealed.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 Municipal Affairs.

Read a First Time the 5<sup>th</sup> day of May, 2009  
Read a Second Time the 9<sup>th</sup> day of July, 2009  
Read a Third Time the 9<sup>th</sup> day of July, 2009  
Adoption of this Bylaw this 9<sup>th</sup> day of July, 2009

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

  
\_\_\_\_\_  
(Resort Village Administrator)

SEAL



Certified a True Copy of the Bylaw adopted by Resolution of Council  
On the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_

(signature) \_\_\_\_\_, (date) \_\_\_\_\_

A Commissioner for Oaths in the Province of Saskatchewan  
My appointment expires \_\_\_\_\_

**THE RESORT VILLAGE OF FORT SAN**

**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 09-01  
of the Resort Village of Fort San

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

  
\_\_\_\_\_  
(Resort Village Administrator)

SEAL



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## **SECTION 1 INTRODUCTION**

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This Official Community Plan is adopted by the Council of the Resort Village of Fort San in accordance with Sections 31 and 32 of *The Planning and Development Act, 2007* to provide goals, objectives and policies to guide the management of the use of land and its future development within the limits of the municipality.

## SECTION 2 GOALS

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The planning goals for the Resort Village of Fort San (the Resort Village) are as follows:

- (1) To direct development and growth of the Resort Village towards a diversification of land use activity in a manner that shall maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader community in the Qu'Appelle Valley.
- (2) To maintain and enhance the Resort Village's tax base, while preserving heritage resources and community amenities.
- (3) To ensure orderly, cost-efficient and appropriate development of the land consistent with the purpose of the community and within the financial capability of the community.
- (4) To support and complement provincial interests where those interests have been identified to the Municipality.

## **SECTION 3 OBJECTIVES AND POLICIES**

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### **3.1 RESIDENTIAL**

#### **3.1.1 Findings**

- (1) The Resort Village of Fort San with a current population of 328 (seasonal and permanent residents) experienced an annual population decline of 2.1% between 1996 - 2006. While population projections based on past trends suggest a continued decline, there are other factors that may contribute to a reversal of this trend including recent economic growth in the province and region.
- (2) As of the summer of 2008, there was an inventory of 58 serviced, undeveloped residential lots in the Resort Village.
- (3) Community representatives have indicated that there is a desire to accommodate mixed-use developments (particularly catering to the senior population).
- (4) Community representatives have indicated that there is a desire to keep walkability a key design feature in Fort San's residential development.
- (5) There is a growing trend towards the provision of ongoing care to individuals, in need of such care, in a residential opposed to an institutional setting. The notion of residential care facilities as a compatible form of development in residential areas, provided that such facilities are not so large as to disrupt the residential character of the areas in which they are located is becoming more common and its accommodation under properly constituted policy is warranted.

#### **3.1.2 Objectives**

- (1) To provide adequate land for future residential development.
- (2) To allow for the development of a limited range of residential uses and densities including single-detached, two-unit, and semi-detached dwellings in suitable locations within the corporate limits of the Resort Village.
- (3) To support the development of affordable housing.
- (4) To support walking and other alternative forms of transportation in existing and future residential areas.
- (5) To ensure that future forms of residential development are compatible with existing development, maintaining the character of residential areas.
- (6) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (7) 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.

### **3.1.3 Policies**

- (1) Council shall promote and advertise the Resort Village, and the associated high quality of life and amenities in and around the Resort Village, to encourage individuals and families to locate their residences in Fort San.
- (2) Infill of existing residential lots shall be encouraged.
- (3) A number of residential districts shall be provided in the Zoning Bylaw to accommodate a full range of residential uses. These districts shall provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities shall be permitted in each residential district. Higher density residential uses and, at Council's discretion, other potential compatible uses such as public utilities, parks and open space shall be allowed in only those areas in which increased residential densities and a wider range of compatible uses are determined to be appropriate.
- (4) The Resort Village shall require that concept plans be submitted for Council approval prior to considerations of rezoning applications associated with formal subdivisions applications, to ensure that new residential neighbourhoods connect to and complement existing and future development in Fort San.
- (5) Council may require that a traffic study be prepared in conjunction with a concept plan to address potential vehicle congestion and public safety issues.
- (6) Residential areas shall be oriented to serve pedestrian and cycling traffic as well as automobile traffic to promote walkability and the use of alternative transportation modes.
- (7) Concept plans for development of residential areas shall indicate connection to Fort San's existing walking paths and other public reserves.
- (8) Home based businesses shall be accommodated, provided they are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.
- (9) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- (10) The Zoning Bylaw shall specify the types of activities to be fully permitted as home based businesses. Such uses are to be compatible with a residential environment and shall not create land use conflicts.
- (11) 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. Time limits may be applied to the approval of these uses.



- (12) 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.
- (13) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings must be completed and lots landscaped.
- (14) Council may, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.

## 3.2 COMMERCIAL

### **3.2.1 Findings**

- (1) As of September of 2008, there was no commercial development in the Resort Village. Residents access commercial services from the neighbouring community of Fort Qu'Appelle.
- (2) Educational services rank first in importance as an economic sector for employment for the Resort Village residents, followed by "other services", business services and construction trades.
- (3) Community representatives have recommended that the vision for the redevelopment of the Fort San site provide for a selective low density mix of uses in order to create greater diversity and a stronger focus for the future use of this property as a village centre.

### **3.2.2 Objectives**

- (1) To accommodate the provision of low intensity commercial services in Fort San to meet the personal service needs of residents consistent with the scale and character of development in the Resort Village.
- (2) To accommodate a level of commercial development in residential areas and the future village centre appropriate to the needs of residents and compatible to the scale and character of those areas.
- (3) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

### **3.2.3 Policies**

- (1) Council shall promote the Village Centre as a place for new business development. No commercial services other than home based business shall be allowed in residential areas.
- (2) The Zoning Bylaw shall provide for a Mixed Use District to accommodate a limited range of commercial development as discretionary uses in the Village Centre.
- (3) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings must be completed and lots landscaped.

### 3.3 INDUSTRIAL

#### **3.3.1 Findings**

- (1) As of September 2008, there was no industrial development in the Resort Village.

#### **3.3.2 Objectives**

- (1) To prohibit industrial development in Fort San.

#### **3.3.3 Policies**

- (1) If Council pursues the incorporation of additional lands through a future annexation, the feasibility of industrial development and appropriate development standards, shall be examined at that time.

## 3.4 TRANSPORTATION AND UTILITIES

### **3.4.1 Findings**

- (1) Community representatives have indicated that traffic safety is a major concern in the Village.
- (2) Community representatives have indicated that the continued development of walking / biking paths be encouraged, not only as an alternative transportation mode, but also to ensure safety along the Fort San road.

### **3.4.2 Objectives**

- (1) To protect and facilitate the various functions of the provincial highway and municipal road system in Fort San in order to maintain safe and efficient traffic movement.
- (2) To promote land use and development patterns that ensure pedestrian and traffic safety.
- (3) To ensure alternative transportation modes are a consideration in all development decisions.
- (4) To minimize the costs of constructing, improving and maintaining roadways.
- (5) To minimize municipal costs in the provision of services to areas which pose special servicing problems.

### **3.4.3 Policies**

- (1) The Resort Village shall 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 shall be responsible for all costs associated with providing the services.
- (2) Where a subdivision of land shall require the installation or improvement of municipal services such as streets, drainage, or sidewalks, within the subdivision, the developer shall 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 required by the development. Council shall, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (3) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.

## 3.5 COMMUNITY SERVICES

### **3.5.1 Findings**

- (1) Although limited in commercial / industrial services, the Resort Village does have a small range of community services.
- (2) Fire protection is provided by the Town of Fort Qu'Appelle Fire Department.

### **3.5.2 Objectives**

- (1) To monitor shifts in population structure and types of community service and recreation demands and, on that basis, adjust program and service delivery when necessary.
- (2) To support public service delivery agencies in the provision of services and, where appropriate, assist in programming of services to the public.

### **3.5.3 Policies**

- (1) The Zoning Bylaw shall contain a Community Service District to provide for a wide range of community services and other compatible uses.
- (2) Community Service zoning may be applied in all areas of the Resort Village.
- (3) The Resort Village shall encourage extensive participation by service clubs, community and public agencies, developers and other interested groups, in the development of community facilities.

## 3.6 HERITAGE

### **3.6.1 Findings**

- (1) The Council of the Resort Village of Fort San has adopted a bylaw pursuant to *The Heritage Property Act, 1978* to designate selective buildings and portions of the Fort San site as municipal heritage property. This designation includes:
  - the original Main Lodge Building, including a portion of the West Wing
  - Dr. Jenner's Residence (Good Spirit Lodge)
  - Nurses Residence (Wood Mountain Lodge)
  - Administration Building (Registration Building or Reception Lodge)
  - the immediate landscaping adjacent to the entrance of the Main Lodge.
- (1) The Saskatchewan Heritage Property Review Board has recommended that the Municipality should better define the heritage value of designated heritage property by developing a Statement of Significance for each property to describe its character defining elements.
- (2) The Saskatchewan Heritage Property Review Board has recommended that the architectural style and materials for any new development in the Fort San area be complementary to the architecture and materials of the designated historic buildings.
- (3) The Saskatchewan Heritage Review Board has recommended that the *Standards and Guidelines for Conservation of Historic Places in Canada* should be followed for overall development of the Fort San area and that architectural style and materials for any new development should be complementary to the designated heritage buildings.

### **3.6.2 Objectives**

- (1) To conserve heritage in Fort San in a planned, selective and cost feasible manner for the benefit of current and future residents and visitors.

### **3.6.3 Policies**

- (1) The Resort Village's role in conserving and interpreting heritage within Fort San shall include:
  - (i) identifying and defining potential heritage properties and their values;
  - (ii) recognizing property of heritage merit;
  - (iii) providing support to owners to conserve properties of heritage merit.

- (2) In recognition of the former sanatorium site's role in the history of Fort San, development in this area shall complement the character of existing buildings and landscape development while promoting a human scale and pedestrian connections to the broader community.
- (3) The Council shall work with land owners and developers to develop appropriate design standards to serve as guidelines for the application of architectural detail for new development of land adjacent to designated heritage properties to ensure that overall development is complementary to the architecture and materials of the designated historic buildings. Council may choose to incorporate provisions for architectural control in the Zoning Bylaw to apply to lands within visual proximity of designated heritage property pursuant to Section 73 of the Act subject to the inclusion of such design guidelines in this Plan.

## 3.7 AMENITIES AND DEDICATED LANDS

### **3.7.1 Findings**

- (1) A scenic walking path runs through the entire length of the Resort Village.
- (2) Community representatives have identified that walking / biking trails should continue to be enhanced, for passive recreation and for alternative transportation opportunities.
- (3) Community representatives have indicated a desire to ensure that future beach development is accessible and safe (i.e. visible from road) to community residents and the general public.
- (4) Community representatives have indicated that environmental impact and ecological preservation be a considerations in all planning and development decisions.

### **3.7.2 Objectives**

- (1) To provide for municipal reserves when land is subdivided.
- (2) To continue to provide park space with equitable access for all residents and suitable to community needs.
- (3) To maintain the character of Fort San, including its pleasant residential setting, its heritage resources and the Resort Village's scenic values.
- (4) To recognize the natural and scenic significance of surrounding natural areas and to promote their conservation and preservation in order that these resources may be managed for the maximum benefit of Fort San residents.

### **3.7.3 Policies**

- (1) A Parks and Recreation Zoning District shall be established in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development shall be permitted.
- (2) Parks and Recreation zoning may be applied in all areas of the Resort Village.
- (3) Council shall consider the following factors in making decisions on the provision of municipal reserves:
  - (i) Smaller public reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (ii) In non residential subdivisions, cash-in-lieu may be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated for community use.



- (4) The Resort Village shall encourage extensive participation by service clubs, community and public agencies and other interested groups in the development of parks, green space and recreation facilities.
- (5) Wherever possible, natural and scenic areas of significant value shall be placed in public ownership.
- (6) To facilitate development of a walkable community, Council shall consider the provision of pathways and linear parks. The development of pedestrian amenities shall be undertaken in a manner that promotes public safety.
- (7) Where possible, the Resort Village shall encourage the linkage of natural areas and parks in a continuous open space system.
- (8) The development of municipal reserves, particularly beach development and associated facilities, shall connect to the existing trail system and shall serve the needs of Fort San's citizens and visitors.

## 3.8 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

### **3.8.1 Findings**

- (1) Biophysical constraints on development in and around the Resort Village includes eroded valley sides, coalescing alluvial fans and alluvial fan deposits, and flood hazard land.
- (2) Saskatchewan Water Corporation advises that the term “Estimated Peak Water Level” (EPWL) should be the flood protection elevation reference for communities. EPWL is calculated first as the sum of a pre-runoff starting elevation and a water level rise due to the flood inflow to give a peak calm water level. To this is then added a water level rise due to the effect of wind to give the EPWL. For the purposes of existing development, the Province advises that the EPWL is used to determine the natural ground elevation in delineating flood hazard areas and the recommended elevation to which fill should be placed for development in flood hazard areas. Refer to **Map 2 - Potential Hazard Land** in Section 6 Maps of this bylaw.
- (3) Consultations in April, 2009 with the Saskatchewan Watershed Authority and Community Planning Branch of the Ministry of Municipal Affairs indicate that the EPWL for Fort San lies between 481 m.a.s.l. and 482 m.a.s.l.
- (4) The exact flood fringe and floodway could not be determined as of April, 2009. The Flood Hazard Area is delineated on Map 2 in Section 6.

### **3.8.2 Objectives**

- (1) To discourage inappropriate development in areas with potentially hazardous site conditions.
- (2) To ensure that environmentally sensitive or hazardous lands are dedicated, where appropriate, as environmental reserve, during the subdivision process.

### **3.8.3 Policies**

- (1) Urban development shall be directed into areas believed to be capable of supporting such development. Potential Hazard Land is identified on Map 2 in Section 6.
- (2) Development shall avoid the Flood Hazard Area or be flood-proofed up to the Safe Building Elevation.
- (3) Where a subdivision is proposed for lands that Council considers to have biophysical constraints, the applicant shall submit a report prepared by a professional consultant to assess the geotechnical suitability of the site for the intended development, susceptibility to flooding and any other environmental hazard along with any necessary mitigation measures.
- (4) The Zoning Bylaw shall contain development standards for development on or near hazard lands.
- (5) Environmentally sensitive and flood hazard areas shall be used for public open space, unless it is demonstrated that development can occur subject to mitigation measures to ensure safety.

- (6) The Resort Village shall assist developers and other appropriate agencies to identify contaminated sites that may exist in the community and direct those developers and agencies towards appropriate site mitigation.

## 3.9 URBAN DEVELOPMENT CENTRES

### **3.9.1 Findings**

Many of the 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 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 shall be converted to reserve status. Such lands are known as "Urban Development Centres".

When lands within urban municipalities convert to reserve status, they become exempted from paying municipal tax and school levies.

As a condition of reserve status, Article 8 of the *Framework Agreement* requires First Nations and urban municipalities to negotiate an agreement which addresses:

- Compensation for loss of taxes, levies or grants to urban municipalities. Compensation options include sale of municipal services to Urban Development Centres or receipt of a grant or other type of payment.
- Compatibility of municipal bylaws and Urban Development Centre bylaws and their application and enforcement.
- How disputes shall be resolved.

If a First Nation and an affected urban municipality jointly elect not to enter into an agreement addressing the above points, they may choose to enter into any agreement which meets their respective objectives and needs. In the event an agreement cannot be reached, the matter may be settled by an arbitration board.

### **3.9.2 Objectives**

- (1) To establish a fair and equitable framework for the potential establishment of an urban development centre within the Resort Village (i.e. establish an Indian Reserve within the corporate limits of the Resort Village).
- (2) To maintain the financial integrity of the Resort Village, its tax base and its municipal services, in the event that a First Nation desires to establish an Urban Development Centre.
- (3) To ensure compatible and enforceable land use and development standards in any Urban Development Centre that may be established in Fort San.
- (4) To ensure that there is no property or commercial tax or other similar advantage to individuals or businesses located on any Urban Development Centre that may be established in Fort San, relative to other areas in the Resort Village.

### **3.9.3 Policies**

- (1) In all cases Council shall seek an agreement pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Development Centre is created with reserve status. The Agreement shall be negotiated in good faith by the Resort Village, and shall be based on the objectives noted above.
- (2) The Agreement shall consist of any or all of the following matters:
  - (a) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government;
  - (b) Bylaw Compatibility clauses, which recognize the right of each party to pass their own bylaws, the extent to which the First Nation's Bylaws should be compatible with Resort Village bylaws (and vice versa), procedures to ensure continued bylaw compatibility for each party to use as their bylaws are prepared, discussed, adopted, enforced and changed;
  - (c) Tax Loss Compensation clauses, which recognize that after the new Urban Development Centre has been created as an Indian Reserve, the First Nation shall be exempt from paying Village taxes (which pay for municipal services), describe how the Resort Village shall be compensated for loss of these taxes, recognize the types of and costs for those Resort Village services which the First Nation plans for the new Urban Development Centre and describe the responsibility for collection and the procedures and timing of payments;
  - (d) Dispute Resolution clauses, which shall describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and,
  - (e) Other Issues, which may include but are not limited to, regular meetings of the Band and Resort Village Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs and access to property for maintenance and repairs.

## 3.10 AGRICULTURAL LAND AND FRINGE AREAS

### **3.10.1 Findings**

In areas adjacent to the Resort Village it is important to ensure that development does not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements.

### **3.10.2 Objectives**

- (1) To encourage orderly development in the area surrounding the Resort Village to ensure that future urban development or servicing needs are not prejudiced.
- (2) To alter the Resort Village corporate limits, if required at a future date, based on need and to provide for orderly development of land uses and services.
- (3) To safeguard municipal services from incompatible land uses.
- (4) To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Resort Village.

### **3.10.3 Policies**

- (1) The Resort Village shall work with the R.M. of North Qu'Appelle and the broader Qu'Appelle region to address and resolve issues and concerns of mutual interest.
- (2) Areas suitable for development within the corporate limits of the Resort Village not immediately required for urban development shall be designated, in the Zoning Bylaw, as Future Urban Development District.
- (3) The Zoning Bylaw shall contain provisions to ensure that land use and development in the Future Urban Development District does not jeopardize or otherwise unduly restrict such future development.
- (4) Council shall support any future request for alteration of Resort Village boundaries when such alteration is consistent with sound land use planning principles and this Official Community Plan, and is determined to be of benefit to the Resort Village.
- (5) 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 shall ensure that sufficient lands are available within the Resort Village limits. Sufficient lands are deemed to exist within the Resort Village if they should accommodate future development for a period of ten to twenty years and they can be serviced in a practical, cost-effective manner.

## **SECTION 4 FUTURE LAND USE CONCEPT**

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The Future Land Use Concept (Map 1) graphically portrays the intended pattern of land use and development within the Resort Village. The following area specific policies apply to the land use designations shown on Map 1 in Section 6.

### **4.1 VILLAGE CENTRE POLICY AREA**

#### **4.1.1 Findings**

- (1) Community representatives have indicated a desire to incorporate the former Fort San sanatorium site as part of a broader Village Centre development.
- (2) Community representatives have indicated a desire to encourage mixed-use developments in the Village Centre in order to provide a diversified focus for the community.
- (3) Community representatives have expressed concern over traffic safety and servicing costs associated with the development of the Village Centre.
- (4) The Saskatchewan Heritage Property Review Board has recommended that the architectural style and materials for any new development in the Fort San area be complementary to the architecture and materials of the designated historic buildings.

#### **4.1.2 Objectives**

- (1) To incorporate the former sanatorium site as the focal point for the development of a Village Centre to serve the broader Fort San community.
- (2) To provide for a mix of land uses to be developed and services to be provided in the Village Centre.
- (3) To support the preservation of heritage resources in the Village Centre.
- (4) To facilitate access to the Village Centre by seniors and others with mobility constraints.
- (5) To encourage development which enhances the opportunity for increased levels of activity and interaction by community residents in the Village Centre.

#### **4.1.3 Policies**

- (1) The Village Centre Policy Area is designated on Map 1 in Section 6. In its consideration of development applications for this area, Council shall require that the developer submit an overall concept plan that addresses:
  - (i) land use mix and layout;
  - (ii) traffic impact;

- (iii) provision of open space, notably a beach oriented park on the south edge of the Village Centre area;
  - (iv) connectivity to the existing community and in particular the Fort San site; and,
  - (v) landscaping and site development provisions that assures general site and building aesthetics consistent with the overall attractiveness of the surrounding area including designated municipal heritage property.
- (2) The concept plan, as described in Section 4.1.3 (1), must illustrate beach park facility development (e.g. parking, access roads, activity areas, connections to existing walking trails and public reserves), as well as critical design elements for the park layout such as projected sight lines from the adjoining arterial roadway to the public beach area to provide safety for beach users.
- (3) Council shall adopt an approved Concept Plan as a schedule to this Bylaw. Refer to Appendix I.
- (4) The Zoning Bylaw shall provide a variety of zoning districts to accommodate a range of compatible mixed uses in the Village Centre Policy Area including commercial, residential, community service and recreation uses as follows:
- (i) R1 - Low Density Residential and R2 - Medium Density Residential District to accommodate a range of housing types and densities that may be located throughout the area in accordance with an approved concept plan;
  - (ii) MU - Mixed Use District to accommodate limited commercial, community service and residential components in a mixed use configuration; and,
  - (iii) PR - Parks and Recreation District to accommodate park/open space and community service facilities.
- (5) Generally speaking, undeveloped land in the Village Centre Policy Area shall be zoned FUD - Future Urban Development District in the Zoning Bylaw. Council shall consider requests for rezoning of land to other districts subject to adherence to the policies of this Plan.



## 4.2 LAKEFRONT VILLAGE CENTRE POLICY AREA

### **4.2.1 Findings**

- (1) Community representatives have indicated a desire to enhance the communities lake-oriented recreational opportunities.
- (2) Community representatives have indicated a desire to enhance pedestrian connectivity along the waterfront and throughout the Resort Village; the Lakefront Village Centre Policy Area is anticipated to be a focal point for pedestrian activity in the Resort Village.
- (3) Community representatives have indicated a desire to enhance potential public lake access available to residents of and visitors to Fort San.
- (4) Community representatives have expressed concern over traffic safety and servicing costs associated with the development of the Village Centre.
- (5) The Saskatchewan Heritage Property Review Board has recommended that the architectural style and materials for any new development in the Fort San area be complementary to the architecture and materials of the designated historic buildings.
- (6) Community representatives have indicated a desire to ensure that views of waterfront, beach area and public areas in the Lakefront Village Centre Policy Area are protected.

### **4.2.2 Objectives**

- (1) To incorporate the former sanatorium site as the focal point for the development of a Village Centre to serve the broader Resort Village.
- (2) To provide for recreation and other compatible development in the Lakefront Village Centre Policy Area.
- (3) To compliment the development and preservation of heritage resources in the Village Centre Policy Area.
- (4) To facilitate access to the Lakefront Village Centre Policy Area by seniors and others with mobility constraints.
- (5) To facilitate pedestrian access throughout the Resort Village.
- (6) To encourage development which enhances the opportunity for increased levels of activity and interaction by community residents in the Village Centre.

### **4.2.3 Policies**

- (1) The Lakefront Village Centre Policy Area is designated on Map 1 in Section 6. In its consideration of development applications for this area, Council shall require that the developer submit an overall concept plan that addresses:
  - (i) land use mix and layout;
  - (ii) traffic impact;
  - (iii) provision of open space, notably beach development;
  - (iv) connectivity to the existing community and in particular the Village Centre;
  - (v) landscaping and site development provisions that assures general site and building aesthetics consistent with the overall attractiveness of the surrounding area including designated municipal heritage property; and,
  - (vi) the impact of the design, layout and landscaping (e.g. 'social surveillance', site lighting, line of sights, etc.) of the development on safety and security of residents, visitors and property.
- (2) Council shall not approve development in the Lakefront Village Centre Policy Area unless it:
  - (i) is conducive of public activity;
  - (ii) incorporates land uses which, in most cases, invite members of the general public to participate in the primary use and majority of the developed area(s);
  - (iii) enhances access to or view of the lake from the Village Centre;
  - (iv) enhances lakefront recreation activities;
  - (v) is consistent in landscaping and building aesthetic with nearby or affected land uses and adjoining parks, recreational uses, trail systems, road networks and natural areas; and,
  - (vi) enhances pedestrian access and safety throughout the area and among other areas, and throughout the Resort Village as a whole.
- (3) The concept plan, as described in Section 4.2.3 (1), must illustrate park facility development (e.g. parking; access roads; activity areas such as parks, playground and beach; connections to existing walking trails; and, public reserves), as well as critical design elements for the park layout such as projected sight lines from the adjoining arterial roadway to the public beach area to provide safety for beach users.
- (4) Council shall adopt an approved Concept Plan as a schedule to this Bylaw. Refer to Appendix I.

- (5) The Zoning Bylaw shall provide a variety of zoning districts to accommodate a range of compatible mixed uses in the Lakefront Village Centre Policy Area including commercial, community service and recreation uses as follows:
- (i) LR - Lakefront Recreational District to provide for a limited mix of land uses, including a limited range of commercial, community service and other compatible uses, in the Lakefront Village Centre Policy Area designation of the Official Community Plan.
  - (ii) PR - Parks and Recreation District to accommodate park/open space and community service facilities.
- (6) Generally speaking, undeveloped land in the Lakefront Village Centre Policy Area shall be zoned FUD - Future Urban Development District in the Zoning Bylaw. Council shall consider requests for rezoning of land to other districts subject to adherence to the policies of this Plan.

## 4.3 RESIDENTIAL AND COMMUNITY SERVICE POLICY AREA

### **4.3.1 Findings**

- (1) There is a currently a limited demand for new residential development in the Resort Village.
- (2) There is sufficient undeveloped land within the present corporate limits of the Resort Village to satisfy current residential land needs.

### **4.3.2 Objectives**

- (1) To accommodate existing residential development and associated community services in the Residential and Community Service Policy Area.
- (2) To accommodate existing and future proposed parks and open spaces in the Residential and Community Service Policy Area.
- (3) To allow for the development of a limited range of residential uses and densities including single-detached and semi-detached dwellings in suitable locations within the Residential and Community Service Policy Area.
- (4) To accommodate the retention of vacant undeveloped land within the Residential and Community Service Policy Area until such time as it is proposed for development.

### **4.3.3 Policies**

- (1) The Council shall require that concept plans be submitted for approval prior to its consideration of rezoning requests associated with formal subdivisions applications to ensure that new residential neighbourhoods connect to and complement existing and future development in Fort San.
- (2) Where deemed necessary, Council shall require that a traffic study be prepared in conjunction with a concept plan to address potential vehicle congestion and public safety issues.
- (3) Residential concept plans shall indicate connection to Fort San's existing walking paths and other municipal reserves.
- (4) Council shall adopt an approved concept plan as a schedule to this Plan.
- (5) The Zoning Bylaw shall accommodate existing and proposed use of land in the Residential and Community Service Policy Area as follows:
  - (i) R1 Low Density Residential District to accommodate a limited range of housing types and densities consistent with approved residential concept plans.
  - (ii) PR Parks and Recreation District to accommodate existing and proposed park/open space and community service facilities.

- (6) Generally speaking, undeveloped land in the Residential and Community Service Policy Area shall be zoned FUD Future Urban Development District in the Zoning Bylaw. The FUD Future Urban Development District shall accommodate development of single residences on existing sites as a discretionary use. Council shall consider requests for rezoning of land to other districts subject to adherence to the policies of this Plan.

## **SECTION 5 IMPLEMENTATION**

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### **5.1 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.

#### **5.1.1 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.

#### **5.1.2 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, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

(1) **R1 - LOW DENSITY RESIDENTIAL DISTRICT**

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings and for other compatible uses.

(2) **R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT**

The objective of the **R2** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit, street town house and multiple-unit dwellings, and dwelling groups and for other compatible uses.

(4) **CS - COMMUNITY SERVICE DISTRICT**

The objective of the **CS** - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

(5) **MU - MIXED USE DISTRICT**

The objective of the **MU** - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a limited range of commercial and personal service uses, and other compatible uses, in the Village Centre Policy Area designation of the Official Community Plan.

(6) **PR - PARKS AND RECREATION DISTRICT**

The purpose of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

(7) **LR - LAKEFRONT RECREATIONAL DISTRICT**

The objective of the **LR** - Lakefront Recreational District is to provide for a limited mix of land uses that would enhance lake-oriented recreation opportunities and serve to draw people to the lake.

(8) **FUD - Future Urban Development District**

The objective of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

**5.1.3 Amendment of 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.

**5.1.4 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 Planning and Development Act, 2007*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) 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.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.



## 5.2 OTHER IMPLEMENTATION TOOLS

### **5.2.1 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.

### **5.2.2 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 Planning and Development Act, 2007*.
- (2) Pursuant to *The Planning and Development Act, 2007*, 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.

### **5.2.3 Municipal Land Banking**

Where private development of land for urban purposes is not occurring to meet the Resort Village's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

### **5.2.4 Land Exchange and Purchase**

To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Resort Village for the relocation of those uses.

### **5.2.5 Building Bylaw**

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.

### **5.2.6 Development Levies**

In accordance with Section 169 of *The Planning and Development Act, 2007*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development.

## 5.3 OTHER

### **5.3.1 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.

### **5.3.2 Further Studies**

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of Fort San.

### **5.3.3 Cooperation and Inter-jurisdictional Consideration**

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

### **5.3.4 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.

### **5.3.5 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.

### **5.3.6 Binding**

Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Resort Village, 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.

### **5.3.7 Definitions**

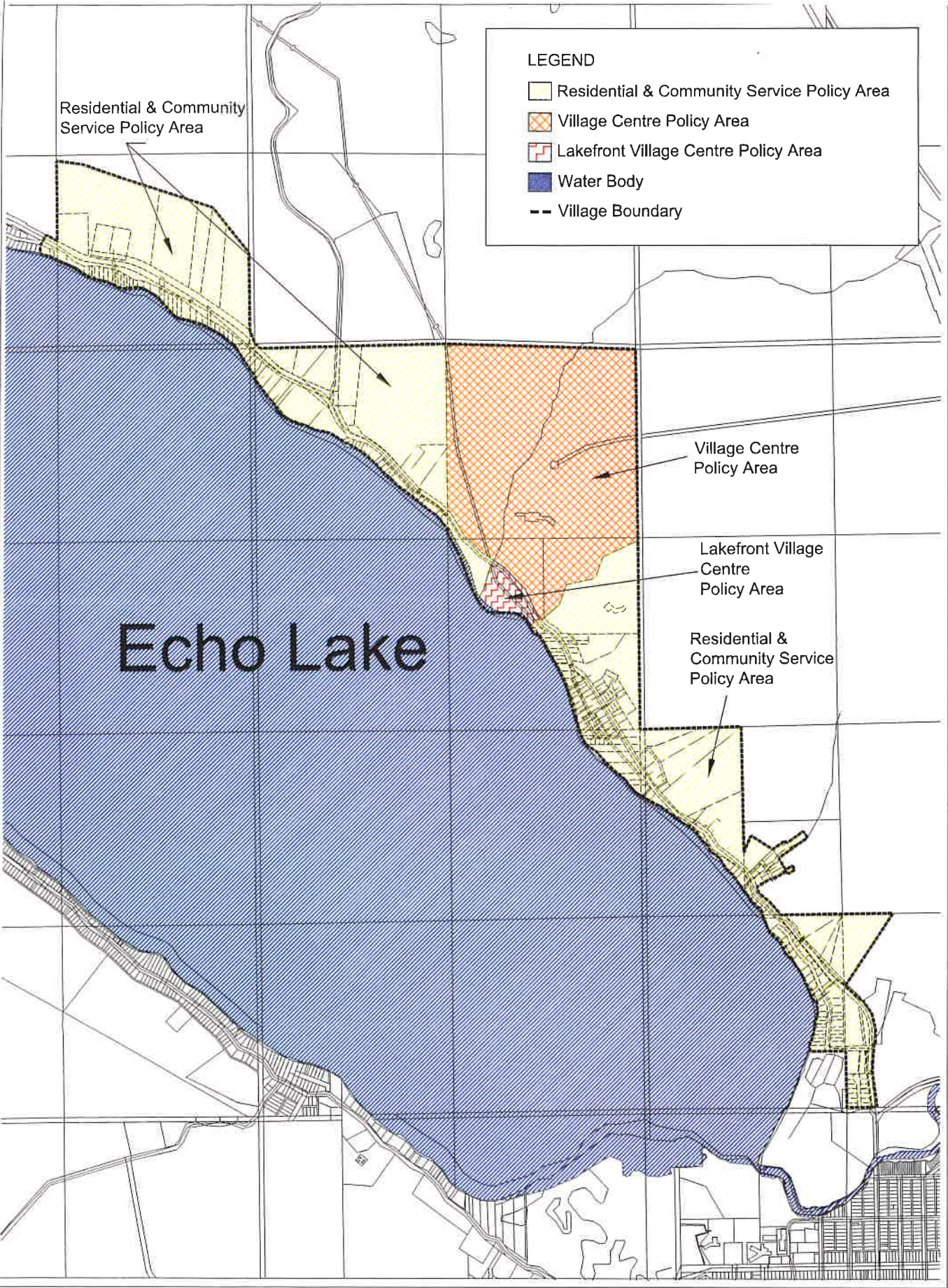
The Zoning Bylaw definitions shall apply to this Official Community Plan.

## SECTION 6 MAPS

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6.1 FUTURE LAND USE CONCEPT

6.2 FLOOD HAZARD MAP



**LEGEND**

- Residential & Community Service Policy Area
- Village Centre Policy Area
- Lakefront Village Centre Policy Area
- Water Body
- Village Boundary

Residential & Community Service Policy Area

Village Centre Policy Area

Lakefront Village Centre Policy Area

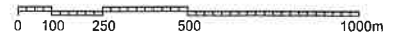
Residential & Community Service Policy Area

Echo Lake

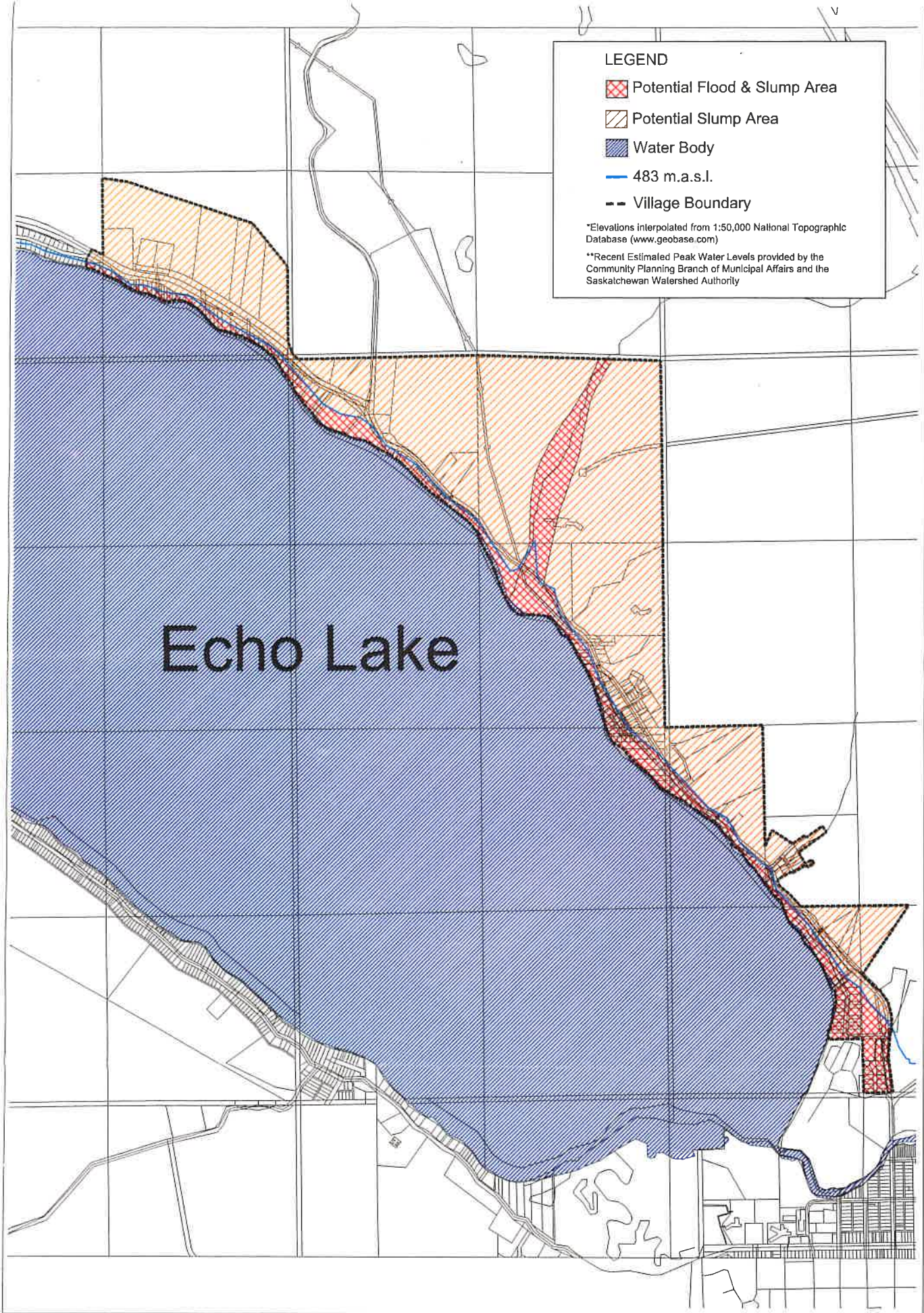
**Fort San Official Community Plan**

Map 1 - Future Land Use






CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



09/04/29



**LEGEND**

-  Potential Flood & Slump Area
-  Potential Slump Area
-  Water Body
-  483 m.a.s.l.
-  Village Boundary

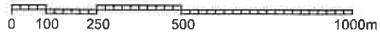
\*Elevations interpolated from 1:50,000 National Topographic Database ([www.geobase.com](http://www.geobase.com))

\*\*Recent Estimated Peak Water Levels provided by the Community Planning Branch of Municipal Affairs and the Saskatchewan Watershed Authority

# Fort San Official Community Plan

## Map 2 - Potential Hazard Land

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



09/04/29

APPENDIX I  
CONCEPT PLANS