

Official Community Plan

BRIGHTSAND LAKE REGIONAL PARK

BYLAW NO. _____

PROVIDING A COMPREHENSIVE POLICY FRAMEWORK TO GUIDE THE PHYSICAL, ENVIRONMENTAL, ECONOMIC, SOCIAL, AND CULTURAL DEVELOPMENT OF, OR ANY PART OF BRIGHTSAND LAKE REGIONAL PARK.

BRIGHTSAND LAKE REGIONAL PARK
OFFICIAL COMMUNITY PLAN

PREPARED FOR:

THE BRIGHTSAND LAKE REGIONAL PARK

PREPARED BY:

Northbound Planning Ltd.
Mervin, SK

May 2019

**BRIGHTSAND LAKE REGIONAL PARK
OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. ____
in Brightsand Lake Regional Park

(Regional Park Authority Chair)

SEAL

(Regional Park Authority Vice Chair)

Brightsand Lake Regional Park

Bylaw No. ____

A Bylaw of the Brightsand Lake Regional Park to adopt the Official Community Plan.

The Regional Park Authority of the Brightsand Lake Regional Park in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to section 29 and 32 of *The Planning and Development Act, 2007* the Regional Park Authority of the Brightsand Lake Regional Park hereby adopts the Official Community Plan, identified as Schedule “A” to this Bylaw.
2. The Regional Park Authority Chair and the Regional Park Vice Chair are hereby authorized to sign and seal Schedule “A” which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____, _____

Read a Second Time the _____ day of _____, _____

Read a Third Time the _____ day of _____, _____

Adoption of this Bylaw this _____ day of _____, _____

(Regional Park Authority Chair)

SEAL

(Regional Park Authority Vice Chair)

Certified a True Copy of the Bylaw adopted by Resolution of Regional Park Authority
On the _____ day of _____, of the year _____.

(Regional Park Authority Chair)

TABLE OF CONTENTS

TABLE OF CONTENTS.....	4
1.0 INTRODUCTION	5
1.1 Authority and Mandate.....	5
1.2 Scope	6
1.3 Background.....	6
1.4 Park Vision and Goals.....	8
1.5 Guiding Principles	8
1.6 Document Interpretation.....	9
2.0 FUTURE LAND USES AND MAPS.....	10
2.1 Future Development Objectives.....	11
2.2 Future Development Policies	11
3.0 RESIDENTIAL DEVELOPMENT	15
3.1 Residential Objectives	15
3.2 Residential Policies	15
4.0 ECONOMIC DEVELOPMENT AND BIODIVERSITY.....	17
4.1 Economic Development Objectives.....	18
4.2 Economic Development Policies.....	18
5.0 PARK SERVICES AND COLLABORATION	20
5.1 Service Objectives.....	21
5.2 Service Policies.....	21
6.0 PLAN IMPLEMENTATION.....	23
6.1 Zoning Bylaw.....	23
6.2 Other.....	24
7.0 MAPS.....	25

1.0 INTRODUCTION

This planning document, called an Official Community Plan (OCP) is a policy document that provides guidance and structure for all future planning and development within Brightsand Lake Regional Park (BSLRP). The sustainability of BSLRP is dependent on sustainable development practices, and the organized daily operations of the community. This long-range planning document is a tool to guide strategic investments and development decisions. BSLRP is built upon unique attributes, like its aesthetic appearance on Brightsand Lake, recreational amenities, accessibility to prominent features, and location in northwest Saskatchewan. These attributes require a comprehensive plan of management, which is achievable through this document and its affiliated Zoning Bylaw.

This comprehensive plan revolves around the Province of Saskatchewan's *Statements of Provincial Interest Regulations, 2012* (SPI), which ensures that all planning and development within BSLRP occurs in alignment with sound planning principals and provincial priorities. Planning and development does not occur in isolation and requires a thorough understanding of a variety of factors. It is noted that the nature of BSLRP is that it is a *park*, that most of the lands within it are Crown-owned and administered by the Ministry of Environment. When considering new development, certain aspects of the SPI will be more relevant than others or may not apply altogether. This OCP will place its focus on those provincial priorities most relevant to development and land use within the park.

In addition to the SPI, local land use inventory, consultation, and statistical information where available has been incorporated to provide a current snapshot of the community. Furthermore, in 2018, BSLRP also completed a Strategic Plan outlining the Regional Park Authority (RPA) vision, mission, values, and strategic areas to achieve identified goals. This Plan has been incorporated into this OCP throughout to ensure alignment of policies to implement the Strategic Plan.

It is difficult to be able to anticipate exactly how the land use and development of BSLRP will evolve in the future, but by preparing for a range of possible new uses and forms of development, the RPA will be better prepared to make informed decisions to achieve its vision. This document will provide developers, leasees, Park administration, and the RPA a framework for a consistent approach to planning and development.

The remainder of this section will outline the authority and mandate of the OCP, the scope to which it applies, the overall vision of the Park, and general goals to achieve that vision.

1.1 Authority and Mandate

In accordance with *The Regional Parks Act, 2013*, and *The Regional Parks Regulations, 2015*, a Regional Park may make internal bylaws respecting the development of a zoning plan and official community plan for the Park. The adoption of this bylaw is subject to *The Planning and Development Act, 2007*, ("the Act"), which refers to section 40 that outlines the adoption of an OCP is binding on the community and all other persons, associations or other organizations, and internal developments should be consistent with this planning document. The OCP contents shall be in accordance with section 32 of the Act which incorporates, where practical, "any applicable provincial land-use policies and statements of provincial interest." More specific

items that must be included are listed within the Act and have been incorporated in this document where relevant. It is important to consider the entirety of this document and the policy and provincial interest areas it addresses, as the key to its implementation.

The provisions of the Act regarding policy and implementation of land use controls shall apply to the RPA with any necessary modification.

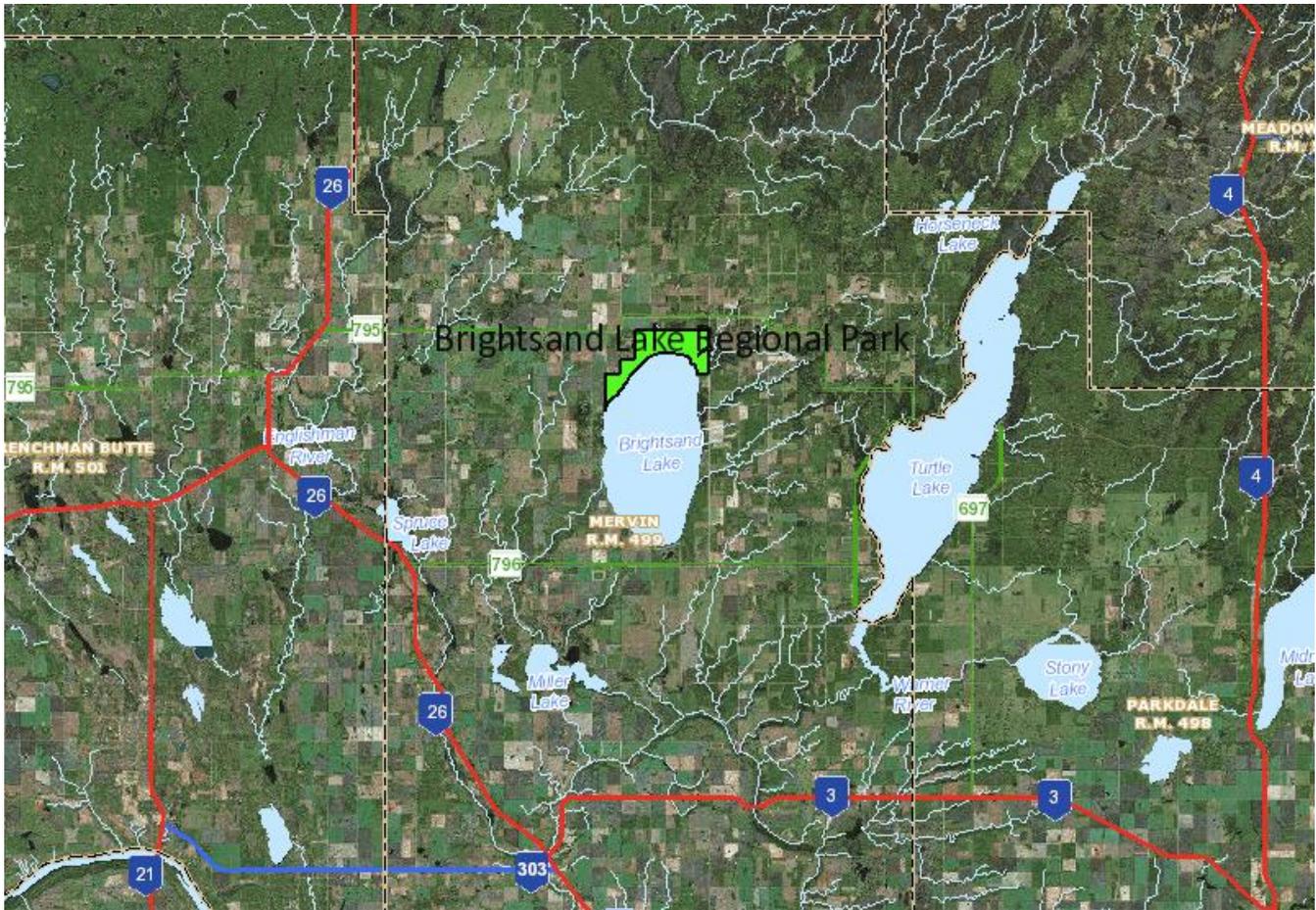
1.2 Scope

The goals and policies outlined within this OCP are applicable to all lands located within BSLRP boundaries for future development and implementation, in conformance with provincial legislation and regulations.

1.3 Background

When drafting an OCP and Zoning Bylaw, the community vision is derived from the local history, demands, and aspirations of the RPA. It is important to provide a snapshot of the community and explain how BSLRP has grown since its inception. In the case of the BSLRP, it prides itself on its recent changes over the past few decades from being a regional park in economic decline, to becoming one of the most desirable regional park communities in Saskatchewan.

BSLRP is situated in west-central Saskatchewan, approximately 120 km northwest of the City of North Battleford and 23 km east of the Town of St. Walburg and is accessible by Highway 26 and grid road 795, as shown in the image below. As a tourist destination centre in northwest Saskatchewan, on a beautiful lake just south of the Bronson Provincial Forest, BSLRP provides several services for its visitors and lessees. Brightsand Lake is approximately 32.2 km² in size, with an average depth of 11.75 metres, and is a spring fed lake. The lake is within the Mid-Boreal Uplands ecoregion of the Boreal Plain ecozone of Saskatchewan. This ecoregion has typically sub-humid mid-boreal eco-climate, which means the climate usually has short, cool summers with average precipitation and cold winters. The natural environment of BSLRP is one of the primary features that attracts visitors to the area, and requires proper stewardship as a sustainable resource for future generations.



BSLRP was created in 1965 through the collaboration of surrounding municipalities that wanted to establish a shared location for ratepayers to visit the lake. The original municipalities included the Town of St. Walburg, RM of Mervin, Village of Spruce Lake, RM of Greenfield, Town of Turtleford, Town of Paradise Hill, and the RM of Frenchman Butte. This collaboration is one of the earliest forms of inter-municipal cooperation seen in Northwest Saskatchewan. A few of the founding members have withdrawn their participation in the RPA, and a few have restructured themselves with other municipalities, but the existence of BSLRP is a continual reminder of this cooperation. BSLRP continues to help meet the recreational needs of its founding municipalities, and residents from throughout the province.

BSLRP has quite a diverse range of opportunities available to visitors. Upon entry, visitors are surrounded by beautiful natural landscapes that dominate the most of the 2,107.3 acres of the Park, of which 1952.9 acres are leased from the Ministry of the Environment, and 154.4 acres are owned by the RPA. Natural vegetation has been retained within residential areas, organized campgrounds and much of the lands within BLRSP. Twenty-eight kilometres of walking and hiking trails spread throughout the BSLRP, and lead visitors on adventures complete with interpretive signs explaining history and local wildlife and plants.

One of the most popular features of BSLRP is the large beach area that extends almost the entire northern half of Brightsand Lake. The white sand beach is popular with families, and many visitors come to enjoy picnics at the lake, sun tanning, and playing in the warm shallow water.

1.4 Park Vision and Goals

The RPA recently participated in a Strategic Planning session to update its vision and mission statements for BSLRP. The RPA’s vision is to be achieved through three (3) main mission statements:

- To provide a positive recreational experience for all Park patrons.
- To build a diverse, inclusive culture that fosters a sense of community.
- To act as stewards in protecting and preserving the natural environment of our Park for future generations.

With these mission statements in mind, the following goals shape the planning and development policies included within this document:

1. To provide for the orderly and appropriate development of land, consistent with and complementary to the primary purpose of a recreational destination community, by reason of appropriate size, superior quality and proper location of development.
2. To ensure that development on Brightsand Lake remains within the capacity of the environment to absorb that development, in cooperation with surrounding municipalities.

1.5 Guiding Principles

The following principles assist and guide the RPA and Administration about OCP policies and Zoning Bylaw implementation. These principles create consistency that stabilize planning and development within the Park:

- ❖ **Balance Interest, Rules with Flexibility:** It is critical for RPA to have an open mind and consider the needs of all stakeholders. By understanding cultural, social, natural, and environmental environments that surround or within BSLRP, more informed decisions can be made by decision-makers and those implementing bylaws in the community.
- ❖ **Sustainability:** Decisions about the management and development of resources will be made with consideration of present and future generations having a healthy, prosperous regional park. Conservation, reclamation, rehabilitation, mitigation, and prevention are all tools that can be employed to ensure sustainable growth and development.
- ❖ **Public Engagement and Consultation:** BSLRP growth and development to achieve regional prosperity may be achieved with strong partnerships with the

PROVINCIAL INTERESTS

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. First Nations and Métis Engagement
4. Heritage and Culture
5. Inter-municipal Cooperation
6. Mineral Resource Exploration and Development
7. Public Safety
8. Public Works
9. Recreation and Tourism
10. Residential Development
11. Sand and Gravel
12. Shore Land and Water Bodies
13. Source Water Protection
14. Transportation

surrounding communities, such as municipalities, Thunderchild First Nation, and Métis Locals. Cooperation and engagement are integral to sustainable development and provides opportunities for active and meaningful communication within BSLRP. Communication should occur in an open and respectful manner that will allow all relevant stakeholders to participate in a productive dialogue that promotes appropriate development.

- ❖ **Mutual Respect and Statements of Provincial Interest:** Longevity and sustainability is easier to achieve with strong local initiatives to overcome differences towards a common goal. By respecting the holistic statements of interest, the RPA is committed to planning for the future. Inter-community cooperation is a key component for collaboration between entities, and it is important for the RPA to maintain relationships with the surrounding rural and urban municipalities which co-created BSLRP, as well as nearby First Nations and Métis communities.
- ❖ **Initiative and Enterprise:** The RPA has a goal of providing recreational economic amenities for visitors, which requires combining planning with individual initiative and enterprise. Land use planning provides direction and timing for infrastructure development to support individual business decisions.
- ❖ **Learning and Innovation:** Planning and development changes over time. The commitment to undergo the adoption of an OCP and Zoning Bylaw demonstrates the RPA's willingness to accommodate sustainable development.

1.6 Document Interpretation

This document makes frequent use of acronyms in the place of proper nouns once they have been introduced into the text. As a general guideline the following will apply when reading and interpreting this document:

- The term and acronym “Regional Park Authority (RPA)” will be used when referring to the park authority as a governance body similar to that of a municipal council.
- The term and acronym “Brightsand Lake Regional Park (BSLRP)” will be used when referring to the regional park itself as an entity and/or a geographic area. “BSLRP” may also be used when referring to the “Park” as a proper noun.
- The term “park” where not capitalized may be used where the document is referring to general park space and not used as a proper noun.

2.0 FUTURE LAND USES AND MAPS

This document provides general guidelines for how the RPA will direct future land uses within the BSLRP boundary. This section designates the specific land use areas and the general forms of development desired by the RPA within those areas in the near and mid-term. The *Brightsand Lake Regional Park Future Land Use* map forms part of this bylaw and is attached in the appendix titled:

1) *Brightsand Lake Regional Park: Future Land Use Map*

The designation of the different development areas below identifies what general land uses are existing and encouraged in certain areas, which assists in appropriate and compatible development. Land use areas catering primarily to commercial and industrial development have been intentionally excluded from future land use planning within BSLRP as separate land use areas due to its recreational nature. Limited recreationally-based commercial development will be accommodated within the recreational development area and applicable zoning district(s). There are commercial and industrial developments within the RM of Mervin No. 499 and Thunderchild First Nation on lands that are more suitable for said forms of development.

The land use area designations and the purposes of each zoning district to implement development policy are as follows:

Residential Development Area:

Intent: The intent of the Residential Development Area is to accommodate existing areas of permanent residential development within BSLRP, and other land uses compatible with residential development. This type of development utilizes surveyed residential lots for permanent cabin construction.

Implementation

1. Lands within the Residential Development Area occupied by existing residential development will be zoned for such purposes within the Zoning Bylaw as **LD1** – Lakeshore Development 1 District.
2. Where applications for new residential development or subdivisions are made in the Residential Development Area, the RPA will consider such applications based on the policies and guidance provided by this plan, and the associated regulations in the Zoning Bylaw.
3. Where applications for non-residential development, such as commercial development or subdivision are submitted, the RPA will consider such applications based on the policies and guidance provided by this plan, and the associated regulations in the Zoning Bylaw. Care will be exercised to minimize potential land use conflict.
4. Until and unless an application for residential development is approved, land will remain as currently zoned as **REC** - Recreational District. The RPA will consider an amendment process to rezone land if required at time of application and subdivision (subject to Ministry/Agency approval where required).

Recreational Development Area:

Intent: The intent of the Recreational Development Area is to accommodate recreational facilities and spaces, natural areas and sustain existing economic development in BSLRP. Proposals for allocating areas for specific uses will be thoroughly reviewed to ensure that the natural landscape, and existing development or operations will not be unduly affected by land use incompatibility. The type of recreational-related commercial development (i.e., campgrounds, golf courses, etc.) is intended to serve the needs of the visiting public and is orientated to the recreational nature of BSLRP. It should be noted lands within this policy area include areas that may not be developed without the expansion of infrastructure.

Implementation

1. Lands within the Recreational Development Area occupied by the existing campground, commercial development, natural areas, and open space will be zoned within the Zoning Bylaw as **REC** – Recreational District. This shall be the default zoning district within BLSRP, unless specific developments would be more appropriately rezoned to a different district.
2. Where applications for commercial development or subdivision are made in the Recreational Development Area, the RPA will consider such applications based on the policies and guidance provided by this plan, and the associated regulations in the Zoning Bylaw.
3. Where specific development initiatives are presented to the RPA that are not readily provided for in this OCP or the Zoning Bylaw, the RPA may consider pursuing amendment(s) (where required) to best accommodate the proposed development.

2.1 Future Development Objectives

1. Foster a mutually beneficial relationship between the RPA and surrounding communities through sharing of information and development plans with a specific focus on BSLRP's role in providing regional recreational opportunities.
2. Ensure future land use development is pursued in a sustainable manner that respects the natural environment of BSLRP, as well as the promotion of aesthetically pleasing economic development, and to protect areas identified as heritage or culturally significant.
3. Consider financial implications to BSLRP of new development, encourage densification of development to make efficient use of existing infrastructure prior to expansion, and identify whether infrastructure can sustain expansion.
4. Ensure all future development and subdivision has adequate access to services, lands designated for recreational use and public amenity, and that roadways are designed to enhance public safety.

2.2 Future Development Policies

The focus of the RPA in its pursuit of adopting land use planning policy and regulation is to direct future development within BSLRP. Generally, the intention of the RPA is not to open new lands to development;

however, it is open to considering new development proposals where they are in the long-term best interests of BSLRP. All future subdivisions and development within BSLRP should consider the following items:

- a. Review of BSLRP's Future Land Use map to encourage compatible development consistent with the RPA's vision for future development (i.e., residential, commercial and recreational).
- b. Submission of a concept plan for the entire area to be developed and any documentation prepared by certified professionals (i.e. drainage plans, geotechnical reports, traffic impact studies, etc.), to support the specific development proposal. Such information may be required by the RPA to support a development or subdivision application.
- c. When considering rezoning, the RPA will seek high quality subdivision design, street layout, and site planning prior to considering pursuing an amendment.
- d. Anticipated impacts from noise, odour, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, will seek to be minimized through the use of appropriate buffering, separation, or screening from adjacent existing land uses.
- e. Prior to the development, subdivision, or rezoning of any lands owned by the Crown and administered by a provincial ministry or agency, the use or development of said lands must be done in accordance with the requirements of said ministry or agency.

Residential

- a. Residential subdivision that propose infill development and the use of existing infrastructure and services are preferred to proposals where infrastructure expansion is required.
- b. Future residential subdivisions for permanent cabin development shall occur on surveyed lots registered with the provincial land titles registry.

Economic Development

- a. Allow for economic development flexibility through horizontal integration mechanisms outlined in the zoning bylaw. Horizontal integration mechanisms allow for the operation of multiple related-commercial developments within one site or building.

Heritage and Culture

- a. Applications that incorporate local heritage and culture are encouraged by the RPA.
- b. New development proposals will be screened for potential heritage sensitivity. Where additional screening or study is required, it will be the responsibility and the expense of the applicant.

Recreation and Biodiversity

- a. Contribution to recreational areas and facilities, attractions, or walking trail networks.
- b. Inclusion of parks and public space in subdivision and development design.
- c. Public access to the Brightsand Lake will be encouraged and preserved.
- d. Provision of public parks and amenities may be provided on dedicated land in accordance with the Act.

- e. Wherever possible, important natural or riparian areas, significant landscapes, features, and systems should be integrated into development and subdivision proposals or protected through land dedication.
- f. The introduction of non-native plant species will be discouraged or prohibited as to not disrupt the natural biodiversity of BSLRP.

Inter-Community Cooperation and Consultation

- a. When subdivision applications are referred to the RPA by the Ministry of Government Relations, the RPA shall undertake public notification as per provincial legislation in its review of the proposed use(s).
- b. The RPA may consult directly with surrounding municipalities, First Nations and Métis communities in its review of new development proposals.
- c. The RPA shall work in conjunction and consult with appropriate government ministries to ensure safe development and subdivision (i.e., estimated safe building elevations, appropriate drainage plans, and access and egress considerations).
- d. The RPA will seek partnerships with the surrounding communities to provide levels of service for BSLRP users.
- e. The RPA will continue to explore funding opportunities available other levels of government.
- f. The RPA will explore opportunities to partner with surrounding municipalities to develop recreational amenities using municipal dedicated lands monies in accordance with the provisions of the Act.
- g. Boundary restructuring shall only be considered once a formal application has been received by the RPA. Participation in the process shall align with provincial legislation.

Asset Management, Public Work Infrastructure, and Source Water Protection

- a. Proximity, compatibility, and cost for expansion of BSLRP infrastructure and servicing. Availability and granting of services may be dependent on the spectrum of service availability following consultation with appropriate stakeholders.
- b. The RPA shall consider the use of legislated cost-recovery tools when reviewing proposed development to offset development costs. Generally, all servicing costs related to new development shall be borne by the applicant.
- c. Public works evaluations shall include access to the following, but not limited to:
 - 1. Road infrastructure, boat launches;
 - 2. Licenced water and sewer systems, and solid waste collection and disposal; and
 - 3. Capacity, timing and location requirements for gas, power, telecommunications and other service utilities.
- d. Mitigative measures may be required to protect water wells and aquifers from potential contamination. Where risks to source waters are not suitably mitigated, development may be restricted.

- e. The use of natural topography through dedicated lands or utility parcels, soils, topography, and natural drainage patterns to minimize the cost and risks associated with storm drainage.
- f. Development proposals that are deemed to require large volumes of water may require the applicant to demonstrate that the water supply available is of sufficient quality and quantity, and that any adjacent developments will not be adversely affected by the additional usage.

Public Safety and Transportation

- a. New permanent development within the 1:500-year flood elevation of a water course or water body is prohibited. Development within the flood fringe may be permissible if appropriately flood-proofed to an elevation 0.5 metres above the 1:500-year flood elevation. The responsibility for determining the flood elevation, and any required flood-proofing measures is the requirement of the applicant and may require the services of a certified professional to ensure safe and suitable development.
 - i. At the time of writing of this plan, a specific 1:500-year flood elevation has not been identified for the area of the BSLRP by *The Water Security Agency (WSA)*. However, WSA has advised of previously determined 1:500-year flood elevations at other locations along Brightsand Lake around the 634-metre elevation. As a practice, the RPA will specifically review development proposals for flood risk and suitability at any elevation under **635 metres** and consider this the potential flood hazard area. This elevation may change following more detailed future hydrological study.
 - ii. Where development is proposed in the potential flood hazard area applicants will be required to demonstrate that any development will be above the flood elevation and/or will be appropriately flood-proofed.
 - b. Preference may be given to subdivisions and applications with designs, standards, and locations with public safety priorities, considering emergency response times and egress, fire suppression mechanisms, fire buffers, and other similar safety precautions.
 - c. All future building construction is required by legislation to meet the National Building Code, and is subject to the inspection of a building official.
 - d. The RPA will consult with a range of provincial ministries and agencies, or other certified professionals to ensure new development is designed to minimize public safety risks from natural or human-induced threats (e.g. Fire and wildfire, flooding, drainage, geotechnical hazards, etc.) Proponents will generally be responsible for all costs related to studies in support of suitable development.
 - e. The RPA encourages the implementation of FireSmart principals in the design of new subdivision and in new development.
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3.0 RESIDENTIAL DEVELOPMENT

Within BSLRP there are two developed residential areas, simply named the *North* and *South* subdivisions. These surveyed areas are 90 subdivided lots which are leased and are represented in the *North* Subdivision by **Blocks 1-3, and Parcel R1, Registered Plan No. 66B09734** and in the *South* Subdivision by **Blocks 1-3, and Parcel R1, Registered Plan 66B09733** and **Block 4, Registered Plan 77B11504**.

Recent trends in BSLRP have been to remove the old existing cabins and construct new cabins. This replacement development primary driver behind the RPA undertaking the adoption of an OCP and Zoning Bylaw in order to better regulate new cabin construction. The adoption of these planning documents also aligns with the RPA's decision to require the submission of Building Permits to ensure that all future construction abides by the National Building Code, and thereby increase public safety to users.

At this time the RPA does not intend to expand the residential subdivisions within the BSLRP for permanent cabin development, which is why no new additional areas have been identified for residential development on the Future Land Use Map.

The primary constraint for residential development is the challenge of surface drainage and runoff. The design of the existing subdivisions did not adequately plan for surface drainage, and existing development and landscaping has altered natural drainage. The Zoning Bylaw will include regulations for landscaping and drainage and regulate conformance to setback requirements and compatibility with surrounding land uses. It should be noted that this document has an interest to protect the natural environment while accommodating residential land uses. All new subdivisions will require an evaluation of the priorities of the community, and the RPA will work with the subdivision approving authority to ensure any new subdivided residential lots do not further contribute to surface run-off challenges.

3.1 Residential Objectives

1. Outline residential subdivisions and development permit requirements regarding contribution towards BSLRP infrastructure and services.
2. Consider environmental sustainability, surrounding natural landscapes (i.e., agricultural lands, wetlands and other environmentally sensitive areas) to ensure compatible adjacent land uses through policies and regulations to mitigate land use conflicts with residential development.
3. Ensure any new residential development complements existing forms of development and maintains the established character of the existing residential areas in BSLRP.

3.2 Residential Policies

- a. Review Section 2 – Future Land Uses and Maps for subdivision and development policies and regulations.
- b. All residential development applicants must obtain a development permit and building permit prior to construction or land preparation and abide by all regulations and standards therein.

- c. The Zoning Bylaw will regulate residential development through, but not limited to, site size and frontage requirements, minimum setback requirements, land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
 - d. Land uses that have potential for land use conflicts may be accommodated as discretionary uses in the zoning bylaw with affiliated evaluation criteria, implementation regulations and standards.
 - e. All development, buildings, and structures, including accessory buildings and structures (but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures.
 - f. New development shall be planned and designed to minimize human or environmental risks to people and property.
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4.0 ECONOMIC DEVELOPMENT AND BIODIVERSITY

While the combination of economic development of biodiversity may be deemed incompatible, these are well-suited because the economic sustainability of BSLRP is dependent on the natural environment. All initiatives for economic development should occur with the preservation of the natural environment in mind, and development proposals that have the potential to negatively effect the local environment and the recreational nature of the BSLRP should be discouraged. BSLRP wants to focus on the significance of nature and its inhabitants, protect the natural ecosystem, and encourage reforestation of areas with less dense forest cover.

Outside of the *North* and *South* subdivisions is the majority of the land area of the BSLRP which contains a 9-hole golf course, mini-golf, campground, and other park facilities in addition to natural areas. The campground has 123 recreational vehicle (RV) campsites available for occupancy; some of which have electrical service. Some of the sites are based on a seasonal rental arrangement, which allows people to rent for the entire summer, and some are short-term rental sites allowing more flexibility for the travelling public.

As a recreational destination, BSLRP aspires to provide recreational commercial amenities to service visitors. The strategic plan strives to enhance the positive experiences of patrons, by increasing the number of visitors per year, and strictly regulating non-compatible land uses and protect that natural environment. All economic development opportunities are encouraged to align with the conservation and recreational nature of the BSLRP and enhance local amenities for visitors. BSLRP offers some commercial amenities to guests by having a local concession that sells basic groceries and supplies for visitors. BSLRP has one of the better boat launches on Brightsand Lake, and many other residents in the RM of Mervin utilize this amenity for accessing the lake which brings in additional visitors.

There are also many recreational amenities available for visitors to enjoy, including both passive and active recreational options:

- Hiking and ATV Trails
- 9-Hole Golf and Mini Golf Courses
- Playgrounds, Volleyball Court, and Ball Diamonds
- Bike and Canoe Rentals
- Beach and Swimming Areas
- Natural Wildlife Viewing

BSLRP is surrounded by agricultural land, mineral resource extraction, and oil and gas exploration. While these operations are acknowledged as being provincial interests, BSLRP borders on Brightsand Lake and serves as a natural buffer between these less-compatible land uses. The RPA and its users are proud of the BSLRP's largely undisturbed natural environment and provides a haven for visitors to retreat to nature.

It is further recognized that Brightsand Lake is a natural feature and resource common to multiple communities in the region. Coordination of development along its shores is long-term benefit for all users.

4.1 Economic Development Objectives

1. Promote recreational and tourist related economic development within BSLRP and in support of regional prosperity.
2. Support enterprises that sustainably use infrastructure, resources, and which do not cause adverse effects to surrounding land uses and the natural environment.
3. Encourage development that is accessible to all ages and levels of mobility which includes paths, trails, and roadways for people to walk, cycle, or drive; and to locate new permanent development where there are the fewest impediments to accessibility.
4. Through appropriate land use planning and zoning regulation, minimize potential land use conflict between lands in located in the RM of Mervin and recreational development within BSLRP.
5. Encourage and support the implementation of environmentally considerate farming practices in coordination with the RM of Mervin along the BSLRP's boundaries, and lands upstream of any watercourse traversing the park to mitigate erosion, ground water or site contamination and the loss of biodiversity within ecosystems.
6. Coordinate and consult with adjacent communities and the province to ensure protection of biodiversity, natural ecosystems, and source water protection of the region.
7. Identify and inventory critical areas for conservation and protect any historic or culturally significant areas (i.e. archeological sites, community amenities, etc.), and identify through markers, signs and/or plaques where appropriate.

4.2 Economic Development Policies

- a. Review Section 2 – Future Land Uses and Maps for subdivision and development policies and regulations.
- b. The Zoning Bylaw will regulate residential development through, but not limited to, site size and frontage requirements, minimum setback requirements, and land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
- c. Land uses that have potential for land use conflicts may be accommodated as discretionary uses in the zoning bylaw with affiliated evaluation criteria, implementation regulations and standards.
- d. Th RPA may consider participating in regional economic development initiatives that promote recreational and tourist related proposals.
- e. Encourage a historical inventory of cultural and heritage significant areas and development, local biodiversity and ecosystems evaluations (i.e., ecological and heritage assessment) to determine whether these attributes should be protected from the impacts of development.
- f. Partnerships are encouraged with the provincial government, local school divisions, applicable local and provincial agencies, First Nations and Métis Locals and any other relevant stakeholder. These partnerships may occur to protect heritage, recreational, and tourism resources from incompatible uses in the promotion of economic development.

- g. Where areas are identified as critical for riparian ecosystems, wetland and associated wildlife protection areas for endangered species, they will be mapped and protected. Limited development of these areas may occur, such as pedestrian bridges, walkways, trails, boardwalks, and media in accordance with best practices. Most of the lands within BSLRP is owned by the Crown and under the administration of the Ministry of Environment (ENV). ENV will be consulted for use of its lands and best practices to accommodate and manage development.
 - h. The RPA will support sustainable environmental agricultural practices in areas surrounding BSLRP; particularly appropriate manure management and chemical applications, to minimize risks to ground and surface waters and impacts to the natural environment, residential, and recreational land uses.
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5.0 PARK SERVICES AND COLLABORATION

The RPA strives to expand the opportunities for creating a diverse community, by building and fostering a sense of belonging, increasing opportunities for volunteerism, providing adequate staffing, and ensuring public safety through the services provided to visitors. The RPA believes it is important to have clean public areas, adequate lighting, appropriate speed limits for specific areas (i.e. playgrounds), and appropriate subdivision designs that minimize impediments to emergency response. It



is through sound planning practices that impacts from natural disasters and human-induced threats to individuals and the lands of the BSLRP can be mitigated or eliminated.

At the time of plan adoption, no areas within BSLRP have been identified as having registered development standards on title signaling any development restrictions. That said there are inherent risks to people and property located near a water body which must be evaluated when considering new development.

Public safety depends on appropriate classification and standards that ensure resident health and safety is a primary consideration throughout all future changes and development. Consequently, BSLRP has a local emergency measures plan, and a few members have been trained for the SaskAlert Program that enables the issuance of local alerts when warranted. The BSLRP also is equipped with backup generators to provide emergency power when needed, and an AED defibrillator available at the main office for medical emergencies.

These safety initiatives expand beyond the boundary of BSLRP and require inter-community cooperation. There is a local Mutual Aid Agreement that is a joint initiative between neighbouring urban and rural municipalities and BSLRP to provide additional first responders for extreme emergencies.

BSLRP supplies water to local visitors through a well that is checked daily and is monitored for quality. The well is in the Pumphouse, located on SW ¼ Section 11-54-20-W3M, southeast of Parcel R1, Plan 66B09734. BSLRP works closely with the Public Health Authority and WSA to ensure the safety of source water protection for visitors. BSLRP also has a partnership with the RM of Mervin for garbage and sewage disposal, which is collected and transported to solid and liquid waste facilities outside of BSLRP boundaries.

The RPA also aims to complete annual asset management assessments to ensure an up-to-date inventories of BSLRP assets. This enables the it to make informed decisions on future budgets and infrastructure spending and expand infrastructure where feasible. Affiliation with regional and provincial organizations also ensures there is active communication between entities, and, consequently, appropriate record keeping procedures to ensure that the needs of BSLRP are documented and addressed. The RPA recognizes its role in the local, regional and provincial context and hopes to participate within these relationships where possible.

5.1 Service Objectives

The following objectives are to guide future development within BSLRP:

1. Participate in inter-community or jurisdictional cooperation between communities, First Nations, and Métis Locals to promote open and respectful communication, and explore offsetting servicing costs and infrastructure improvements that may be delivered regionally.
2. Alternatives to accommodate new servicing needs will be explored prior to boundary restructuring of the Park.
3. Encourage the upkeep of existing assets and management of inventories.
4. Explore new opportunities for public work infrastructure through retrofit and expand upon existing infrastructure when possible.
5. Public safety as a primary consideration and objective of new development.
6. Identify areas as hazardous due to erosion, slope instability and slumping, drainage concerns and flooding and possible mitigation measures to protect future development.
7. Promote sustainable landscaping methods, such as xeriscaping, to combat and manage water erosion, storm water drainage and FireSmart principles.
8. Encourage participation with provincial ministries to align local transportation policies with provincial transportation plans.
9. Maintain roadway, walkway, and pathway infrastructure to remain at appropriate standards for public safety.

5.2 Service Policies

- a. Review Section 2 – Future Land Uses and Maps for subdivision and development policies and regulations.
- b. Encourage regular meetings, regional cooperation and respectful communication with surrounding municipalities, First Nations, Métis Locals and individual land owners. The RPA is committed to cooperating with these groups and stakeholders to ensure future sustainability of the BSLRP as a regional recreational asset.
 1. Record meeting minutes with stakeholders and committees to ensure accountability, knowledge retention, and for referral purposes.
 2. Maintain copies of reports from community committees to ensure accountability and knowledge transfers.
 3. Actively identify and practice dispute resolution mechanisms to ensure continued and positive inter-community cooperation.
- c. Encourage collaboration with park users and residents, and the appropriate provincial ministries and agencies, to ensure future development and subdivision does not adversely affect existing development, services, storm water management plans, source water protection, infrastructure, residents, and existing resources in BSLRP.

- d. The RPA will continue to work with surrounding municipalities and communities for solid and liquid waste management, recycling, and hazardous waste disposal programs that meet government standards and regulations.
 - e. The RPA will continue its asset management planning efforts to inform appropriate budgeting for maintenance and upgrade costs of BSLRP infrastructure, ensuring that adequate financing is available for the expansion or replacement of existing public works infrastructure. Periodically, the RPA will assess what public works will need upgrades or replacement and then prioritize projects to ensure continued appropriate and adequate services are available for the BSLRP users.
 - f. When required, the RPA will consult with WSA and any other government agencies to determine whether any areas within the BSLRP fall within the 1:500 flood hazard elevation. When identified, these areas may be inventoried or mapped for reference.
 - g. Where development has the potential to impact roadways outside of BSLRP boundaries the RPA will coordinate transportation planning with the RM and Mervin and *The Ministry of Highways and Infrastructure* as required.
 - h. The RPA shall consider transportation routes when reviewing development, and the accessibility of alternative routes to accommodate various demographics (i.e., walking and bike paths).
 - i. The RPA shall consider the use of development levies, or servicing agreements for future development and subdivision to recover capital costs incurred directly or indirectly by the RPA or BSLRP because of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.
 - 1. In accordance with section 169 of the Act, and where the RPA may adopt a Development Levy bylaw, which it may impose development levies to recover all or a part of the RPA's capital costs of providing, altering, expanding or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
 - 2. In accordance with section 172 of the Act, and where subdivision is involved, the RPA may require an applicant to enter into a servicing agreement with the RPA to address the provision of services and infrastructure that directly or indirectly serve a proposed development.
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6.0 PLAN IMPLEMENTATION

The implementation of these policies is through the regulations set forth within the Zoning Bylaw, and individual BSLRP bylaws. Administration and staff are required to act out, enforce, and implement the bylaws of the RPA.

6.1 Zoning Bylaw

The *Zoning Bylaw* will be the principal method of implementing the objectives and policies contained in this OCP and will be adopted in conjunction herewith by the RPA. This document outlines the processes that must be followed, and the authority and roles of the Development Officer and all planning and development within the BSLRP.

1. **Purpose:** The purpose of the *Zoning Bylaw* is to control the use of land providing for the amenity of the area within the jurisdiction of the BSLRP for the health, safety and general welfare of its inhabitants. It outlines the regulations within the Park that all visitors, investors, and developers can follow throughout the subdivision and development process.
2. **Definitions:** The *Zoning Bylaw* definitions shall apply to this OCP.
3. **Contents and Regulations:** The *Zoning Bylaw* will implement the land use policies contained in this OCP by prescribing administration, general regulations, and establishing zoning districts for specific uses. Regulations within each district will govern the range of uses, site sizes, yard setbacks, building locations, off-street parking, landscaping, special standards, and so forth.

LD1 – Lakeshore Development 1 District

The primary objective of the **LD1** – Lakeshore Development 1 District is to provide for and regulate low-density residential development (i.e., single detached dwellings, cabins, etc.) and additional uses that are compatible.

REC – Recreational District

The objective of the **REC** – Recreational District is to provide for BSLRP-operated land that is held for natural, recreational uses, campgrounds, and potential future subdivision and development through the process of rezoning land to another district.

4. **Discretionary Uses:** Following the discretionary uses procedures outlined within the *Zoning Bylaw*, all discretionary uses shall complete public notification procedures to all effected persons. These uses shall be evaluated by the RPA at the time of application for suitability.
5. **Amending the Zoning Bylaw:** When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, the RPA shall consider such proposals within the context of the policies outlined within this document, the regulations outlined in the Zoning Bylaw, its Zoning District Map, and the needs of the applicant, and vision of the Park.

- a. The RPA may consider adding any other zoning districts to carry out the objectives of this plan, or to provide for a different density of development than initially considered in this plan if it follows all requirements of section 69 of The Act and is amended clearly outlined in the *Zoning Bylaw*, its affiliated Zoning District Map and this OCP.

6.2 Other

1. **Updating the Official Community Plan:** Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this OCP, including *Brightsand Lake Regional Park: Future Land Uses* map shall be reviewed and updated within five (5) years of approval from the Approving Authority.
 2. **Further Studies:** As necessary, the RPA may undertake such studies or programs required to facilitate and encourage positive development or change in BSLRP.
 3. **Programs:** The RPA is encouraged to participate in provincial or regional programs to improve the well being of the BSLRP, it's users, and its environment.
 4. **Provincial Land Use Policies and Interests:** This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statements of provincial interest for land use and development, statutes and regulations and in cooperation with provincial agencies.
 5. **Binding:** Subject to section 40 of The Act the OCP shall be binding on the RPA, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP.
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7.0 MAPS