



# OFFICIAL COMMUNITY PLAN



Images courtesy of the Town of Regina Beach  
and Town of Regina Beach Facebook Page

# The Town of Regina Beach

## Official Community Plan Bylaw No. 10/2021

1. Pursuant to Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Town of Regina Beach hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Mayor and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No. 10/2005, known as the Basic Planning Statement and any amendments made thereto is hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 9 day of November, 2021

Read a Second Time the 22 day of March, 2022

Read a Third Time and Adopted the 22 day of March, 2022

Richardman  
Mayor

Victoria Haddad  
Chief Administrative Officer



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

on the 22 day of March, 2022

Certified a true copy  
of Bylaw No. 10/2021  
passed by resolution of Council  
on the 22 day of March, 2022.

Victoria Haddad  
Chief Administrative Officer

# **The Town of Regina Beach**

## **OFFICIAL COMMUNITY PLAN**

Schedule "A" to Bylaw No. 10/2021

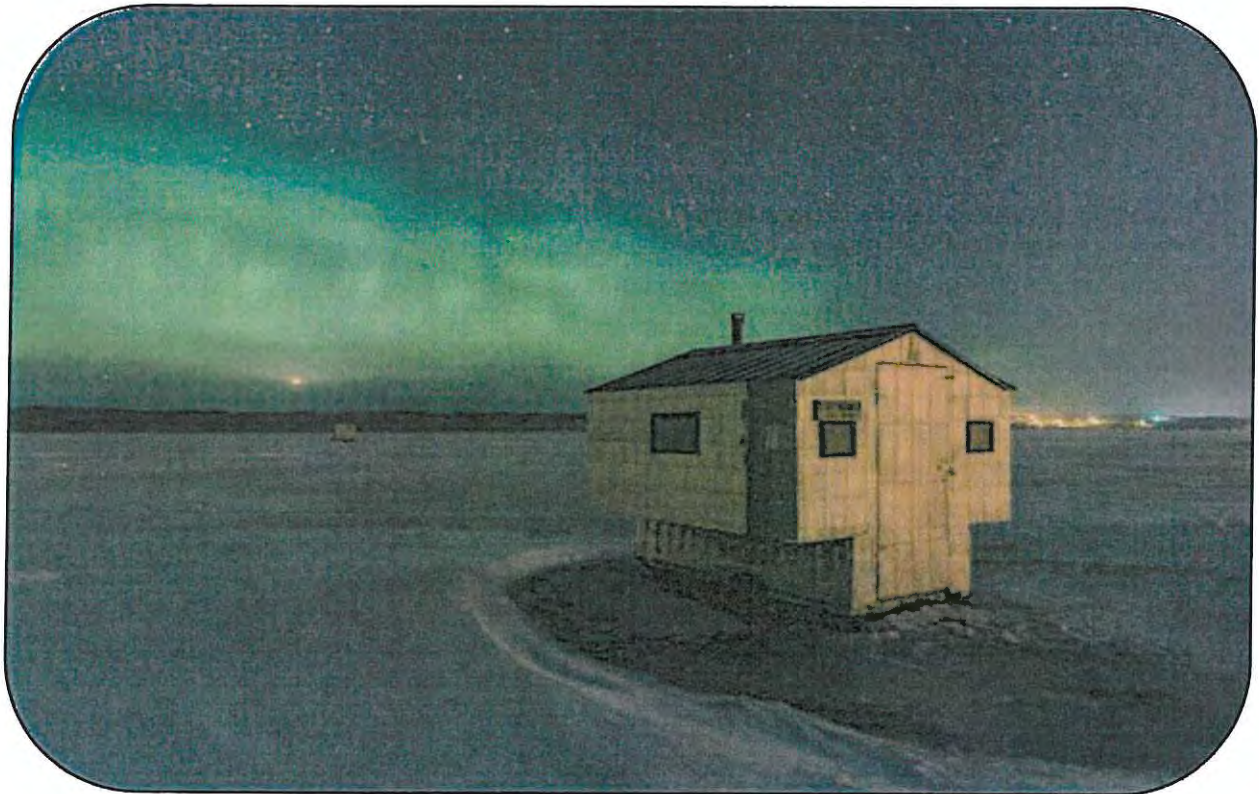
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## How to Read this Plan

The Official Community Plan (OCP or Plan) is a policy document which contains statements of intent or action seeking to fulfill the objectives to guide the community towards a shared vision. Each Section and the policies therein are linked to one another, therefore the Plan should be read in its entirety and not in isolation. This will promote a comprehensive understanding of the future direction the community has provided.

As a policy document, the Plan guides future growth and development for the Town of Regina Beach for the next 25 years. Policies and action statements reflect the community's voice and shared vision for the Town. This Plan is organized into five Sections with appendices:

### **Section 1: The Official Community Plan**

An introduction to the Plan providing some background information and guidance. This Section also provides the vision for the community and overall goals.

### **Section 2: The Town of Regina Beach**

Further background information and context of the community and region is provided, including a brief history and statistical analysis.

### **Section 3: Looking Ahead (Community Planning Objectives and Policies)**

Objectives and land use policies provide guidance for planning and development within the Town of Regina Beach. Policies address specific topics that advance the Town towards corresponding objectives and the overall vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated considerations should be given as to how the proposed amendment conforms to the vision and themes presented in the Plan.

### **Section 4: Special Planning Areas**

Objectives and policies specific to the Town's unique geography, inter-municipal relationships and lands that are governed by other orders of government.

### **Section 5: Administrative Tools and Implementation**

Implementation of the Official Community Plan displayed through action tables and address administrative tools and legislative supports available to the Town of Regina Beach Administration and Council.

### **Appendices**

Including the **Future Land Use Map** (a general illustration of a preferred land use concept and future development pattern), **Reference Maps** (illustrations that are supplementary visual representations of the community that are not meant for site specific decisions), **Infrastructure Capacities** (a listing of current infrastructure capacities) and an **Action Plan Table** (a template that provides a checklist of key actions items to be used to achieve the Town's goals as outlined).



# Section 1: The Official Community Plan

## 1.1 Introduction

The Official Community Plan (hereafter called the Plan or OCP) is the community of Regina Beach's statement of the long-term vision for the future. This Plan has been formed to assist the Town with growth and development opportunities over the next 25 years. As a comprehensive land use policy framework, this Plan helps guide day-to-day management activities. Implementation moves forward through actions taken by the Town of Regina Beach, citizens, neighbouring communities, businesses and stakeholders. Actions are based on bylaws, programming and activities, projects, public and private development and more.

## 1.2 Community Vision

This Official Community Plan is an important tool for moving forward with Council's **Collective Vision** to achieve the following outcomes over the next four years, and beyond:

Welcome to the Town of Regina Beach, an **affordable** resort resting on the south end shores of Last Mountain Lake.

Our **friendly, engaged** community takes great pride in our **well-maintained infrastructure, beautiful landscape** and **many recreational and business opportunities**.

Whether you are making Regina Beach your weekend getaway, your summer retreat or your permanent residence, this destination is notably a **place for all ages and all seasons**. With all this quant town offers, it is the perfect place **to live and raise a family** or enjoy your best years in **retirement**.

Regina Beach, laying a strong foundation for a successful future.

## 1.3 Community Goals

To achieve and sustain the vision, meeting the needs of community members is essential. The following goals support the diverse population, help in decision-making, and create a path for an attractive, sustainable, safe, and accessible community.





### **Working with Our Neighbours**

To continue positive working relationships with our neighbouring communities to build regional capacity and opportunities for joint initiatives in relation to infrastructure management, service delivery, economic opportunities, tourism and land use planning.



### **Preserving Our Lakeshore and Natural Environment**

To enhance lakeshore usage and connectivity while preserving the natural environment, reducing land instability and improving the water quality of Last Mountain Lake.

To ensure developments are safe where natural and hazardous conditions exist, and to provide awareness to residents and visitors about such hazards.



### **Celebrating Our Culture and Heritage**

To celebrate and honour our culture and heritage by identifying and preserving our assets.

To welcome residents and visitors to the community through a variety of events, arts performances and programming.



### **Exploring Our Recreational Resources**

To provide safe and accessible recreational programs and amenities all year-round on land and water, for all ages to enjoy.



### **Enhancing Our Infrastructure and Transportation Networks**

To provide residents and neighbouring communities with quality infrastructure and transportation services.

To ensure transportation and infrastructure networks are maintained, expanded and improved over time.



### **Making a Place to Call Home**

To support an inclusive community that meets housing needs for a variety of residents.



### **Fostering Our Economic Vitality**

To attract a mix of commercial and industrial developments to the Town of Regina Beach.

To ensure health, education and community services are available to residents in the region.

To support current and future businesses and entrepreneurship targeting tourism, seasonality and recreation.



## 1.4 How this Plan Fits into the Legislative Framework and Beyond

The Town of Regina Beach Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007 (The Act)* and *The Statements of Provincial Interest Regulations (The SPIs)*. This Plan adheres to the requirements of *The Act* by providing policies based upon Community Goals. This will help both the public and private sectors understand future uses of land by ensuring development practices are compatible with the existing land base and surrounding environment.

This Plan was developed through participatory involvement with the community of Regina Beach and surrounding region. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that are realized as a correlation to sustainable growth, which is considered a priority by the community.

The facilitation and process utilized during this planning process is based on the Appreciative Inquiry Framework and is intended to ensure time for community capacity-building and quality results. This framework builds from positive successes and asks community members to discuss best hoped for goals for the future of the community. Community members and stakeholders were engaged through the creation of a Community Planning Steering Committee, focus groups, an online and hard-copy survey, and a community-wide meeting.

Foundations for Success were created with the participants of the planning process to ensure successful and productive meetings and overall process. The foundations important to the community include the following:

- Finding the best path to follow;
- Keeping in mind planning for the long-term and thinking of 5 generations forward and backward;
- Being open and proactive;
- Ensuring everyone has a chance to share their opinion;
- Respect and feeling safe to share;
- Communication;
- Consideration for suggestions;
- Using discussion to come to consensus; and,
- Refreshments.



### 1.4.1 RELATIONSHIP TO OTHER TOWN BYLAWS

This Plan is the primary guiding document for the creation and implementation of the Zoning Bylaw, the subdivision process and various related land use oriented bylaws. The Town has undertaken other planning initiatives that directly relate to this Plan. Below are some other plans and bylaws that help to 'make the links' to this process.

#### Existing Basic Planning Statement # 10/2005 and Zoning Bylaw # 11/2005

The Town of Regina Beach has an existing Basic Planning Statement (BPS) and Zoning Bylaw that were adopted in 2005. To reflect the current needs of the community and updated legislation, the Town will repeal the existing BPS and Zoning Bylaw and adopt the new planning tools.

#### Building Bylaw

The Building Bylaw describes the requirements when someone is building in the Town. This includes permits, fees, building standards, and penalties. Once the new Zoning Bylaw is adopted, the Building and Zoning Bylaws will work in complement of one another.

#### Zoning Bylaw No. 11/2021

As part of this planning process, the Town has also adopted a new Zoning Bylaw. The Zoning Bylaw is used to implement the land use policies particularly those related to specific land use designations in this Plan. The Zoning Districts outlined in the Zoning Bylaw are shared below.

R1	R2	RMH	C1	C2
Residential Low District	Residential Medium District	Residential Mobile Home District	Town Commercial District	Highway Commercial District
M	CS	CR	FUD	FH
Industrial District	Community Service District	Commercial Recreation District	Future Urban Development District	Flood Hazard Overlay



## Section 2: Welcome to the Town of Regina Beach

Welcome to the Town of Regina Beach! This Section provides a background of the Town including the current context, a brief history, population projections, and regional context.

### 2.1 Lay of the Land (Socio-Economic Profile)

Located on Treaty 4 Lands – the traditional territories of the nêhiyawak (Cree), Anihşināpēk (Saulteaux), Dakota, Lakota, and Nakoda, and the homeland of the Métis/Michif Nation, the Town of Regina Beach is situated in south central Saskatchewan, along the south side of Last Mountain Lake. The Global Positioning System (GPS) coordinates for the Town are 40.4660° N 79.9820° W.<sup>1</sup> Regina Beach is accessible via Provincial Highway 54, 58 kilometers north west of Regina.<sup>2</sup>

The 2016 Census Profile states the population of Regina Beach was 1,145, a 5.9% increase from 2011 (1,081).<sup>3</sup> As a resort community, the population can easily double in the summer months, including cottage owners, campers and day users. The permanent population, as per Statistics Canada, is shown below. There are 540 occupied private dwellings with an average household size 2.1 persons per dwelling.<sup>4</sup>

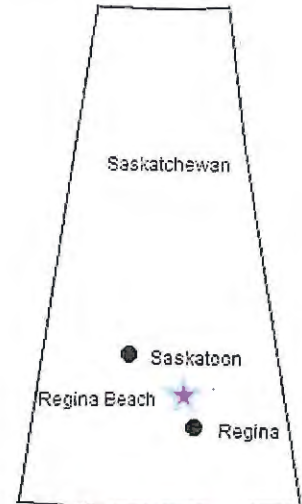


Figure 2.1 Town location within Saskatchewan.

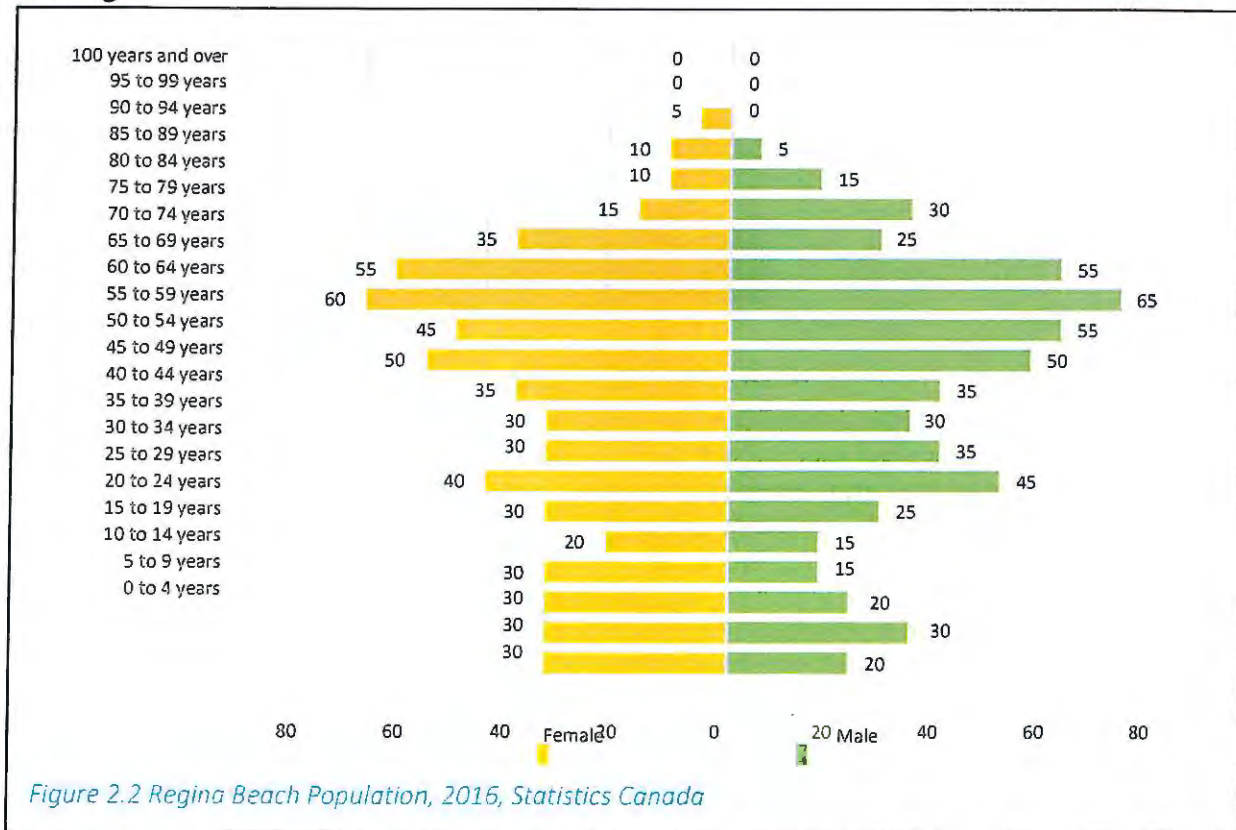


Figure 2.2 Regina Beach Population, 2016, Statistics Canada

<sup>1</sup> Latitude Countries Website. GPS Coordinates for Regina Beach, SK, Canada. Accessed June 2017.

<http://latitude.to/lat/50.79221/long/-104.98571/place/Regina%20Beach%2C%20SK%2C%20Canada>

<sup>2</sup> Encyclopedia of Saskatchewan, 2006. Regina Beach. Accessed June 2017. [http://esask.uregina.ca/entry/regina\\_beach.html](http://esask.uregina.ca/entry/regina_beach.html)

<sup>3</sup> Statistics Canada, 2017. Regina Beach. 2016 Census Profile. Accessed June 2017.

<sup>4</sup> Ibid

The Town of Regina Beach has many businesses that cater to both residents and visitors. Businesses include, though are not limited to: a number of restaurants; health and beauty services; grocery and convenience stores; construction contractors; insurance and mortgage brokers; campground, cabins and vacation outfitters; hardware store; water sport rental; housekeeping service; dog grooming service; photography; realtors; and, more.

Community services the Town takes pride in having include the health facility with laboratory services, and a public health nurse and nurse practitioner, a Kindergarten to Grade 8 school, library, museum, fire department, churches, a cemetery, and a number of service clubs and associations.

Regina Beach is a destination spot for many visitors. It is the gateway to the Regina Beach Recreation Site located on the shores of Last Mountain Lake and operated by Saskatchewan Parks. The site offers a number of amenities and is accessible to alternatively-abled residents and visitors as there is no entry fee. There are a number of other attractions valued by the community including: the lake, beach and shoreline; historic sites such as the Blue Bird Café; the Regina Beach Yacht Club, the oldest Yacht Club between Toronto and Vancouver; a premier golf course and golf club; Canada Day celebration; fishing derbies in summer and winter; and, a Parks and Recreation Coordinator who organizes all the activities in Regina Beach.



### 2.1.1 HISTORY

Regina Beach and neighbouring communities are situated adjacent to the traditional fishing location for the Indigenous peoples of the region. This location is known as 'kinookimaw', meaning long body of water.<sup>5</sup> Commercial fishing began, including freezing and selling fish to dealers in Moose Jaw and Regina. As pioneers and homesteaders migrated to the region, Regina Beach soon became a summer-time leisure destination.

In 1912, the Canadian Pacific Railway (CPR) came through Regina Beach, and on August 1<sup>st</sup> of that year, the post office opened its doors.<sup>7</sup> Popularity of the resort community continued to grow and in 1920, Regina Beach became incorporated as a Village, with the population staying around 300. In 1980, the Town grew enough to attain its Town status.<sup>8</sup> One major population spike occurred in 1966, where the permanent residents went from 488 to 921.<sup>9</sup>

<sup>5</sup> Kinookimaw Saskatchewan Website. Accessed June 2017. <https://www.kinookimaw.com/>

<sup>6</sup> Mould, M., & Hallsworth, G. (1989). *Right to the Point A History of Regina Beach*. Regina, SK. FOCUS publishing.

<sup>7</sup> Prairie Towns Website. Accessed June 2017. <http://prairie-towns.com/reginabeach-images.html>

<sup>8</sup> Encyclopedia of Saskatchewan, 2006. Regina Beach. Accessed June 2017. [http://esask.uregina.ca/entry/regina\\_beach.html](http://esask.uregina.ca/entry/regina_beach.html)

<sup>9</sup> Ibid

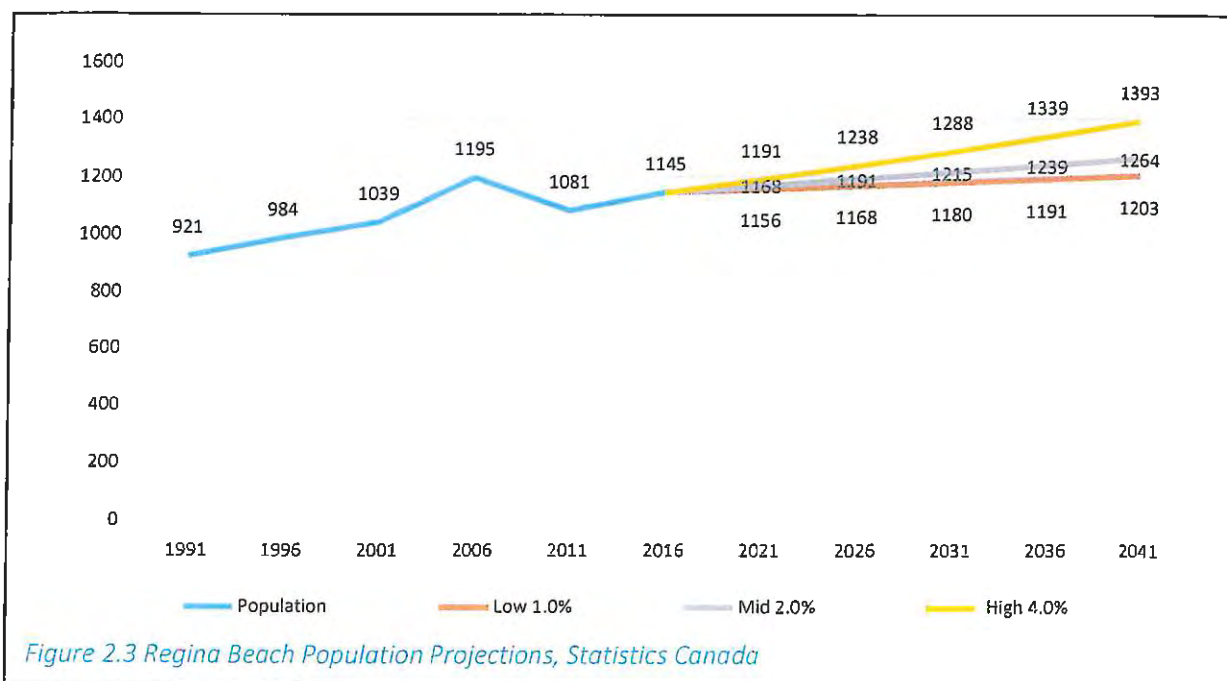


In 2020, the Town of Regina Beach commemorated its 100<sup>th</sup> birthday with the following plaque text:  
**"Dedicated to the townspeople of Regina Beach, the summer time residents and the visitors. Celebrating Regina Beach as a community for a hundred years. Incorporated September 30, 1920. Situated on the glacial formed Last Mountain Lake within the beauty of Treaty 4 Territory."**

**A unique history, a commercial success, a gathering place, and a family place. Formed through innovation, wagons, steam ships, locomotives, seaplanes, and automobiles. Captured by painters, writers, and photographers. Furthered by iconic structures: Blue Bird Café, Train Platform, The Ark, Main Pier, Little Arm Trestle and our famous beach. Remembered by residents, cottage owners, and visitors for nature, good times, friends, and family."**

## 2.1.2 POPULATION PROJECTIONS

Looking at the population in the next 25 years, three preliminary scenarios have been calculated based on a Low growth rate of 1.0%, a Mid growth rate of 2.0%, and a High growth rate of 4.0%. The high growth rate is an average growth rate from 1991 to 2016.<sup>10</sup> Figure 2.3 represents the growth rates in five-year census increments until 2041. It can be assumed the permanent population in 25 years will be between 1200 and 1400.



## 2.2 Regional Context

There are a number of municipalities surrounding Last Mountain Lake. Figure 2.4 illustrates the south side of Last Mountain Lake and the neighbouring municipalities to Regina Beach; all of which are located on Treaty 4 Territory. The Last Mountain Lake's length creates a large region that, depending on the perspective, may extend as far as Nokomis, 125 kilometers north of Regina Beach, to Craven, 30 kilometers south east of Regina Beach. Immediate neighbours to the Town of Regina Beach include: Resort Village of Lumsden Beach; Village of Buena Vista; Rural Municipality of Lumsden, No. 189; and Kinookimaw, Lake Mountain Lake First Nation Reserve, IR No. 80A. Meanwhile, neighbours across the lake include: Resort Village of Kannata Valley; Resort Village of Saskatchewan Beach; Resort Village of Pelican Pointe; Resort Village of Sunset Cove; and Rural Municipality of McKillop No. 220.

<sup>10</sup>Statistics Canada, 2017. Regina Beach. 2016 Census Profile. 2006 Census Profile. 1996 Census Profile.

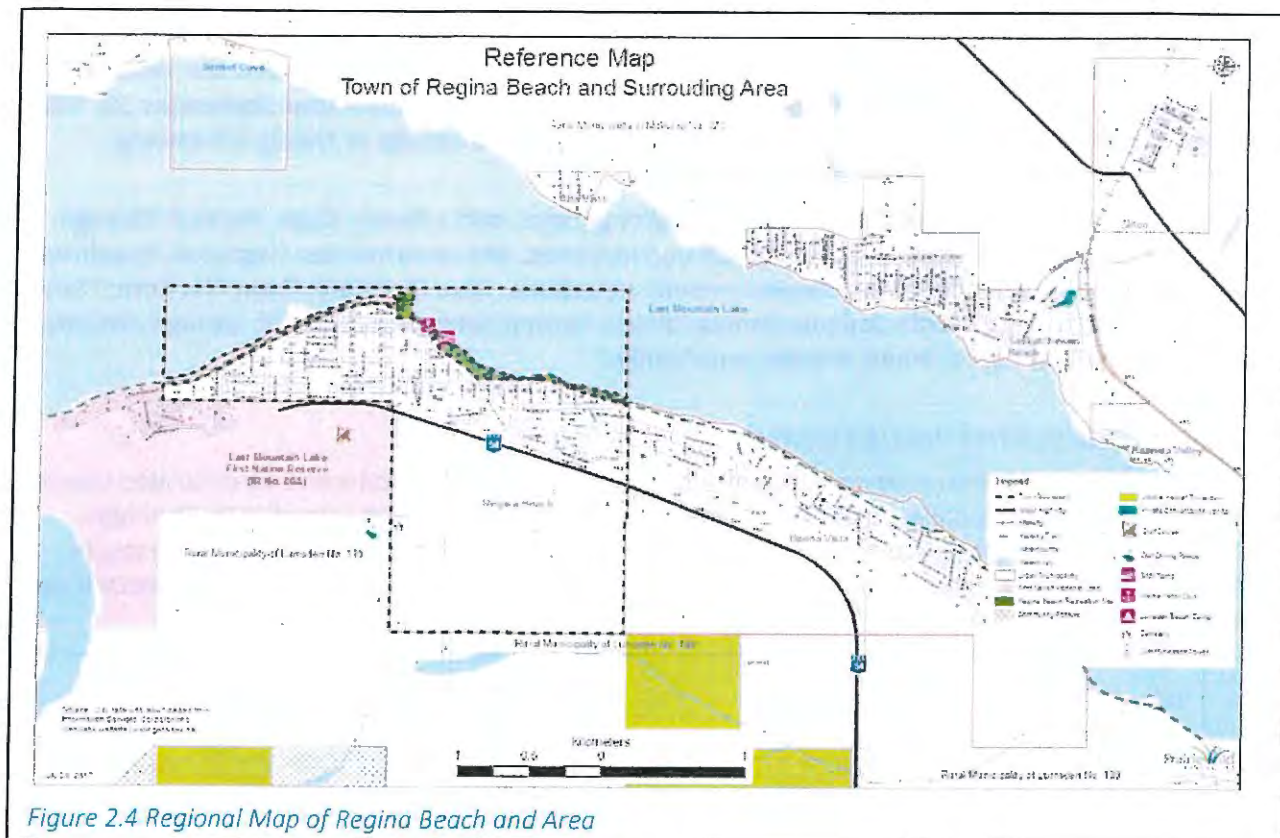


Figure 2.4 Regional Map of Regina Beach and Area

Regional services and amenities that are valued include, though are not limited to, Lumsden RCMP; Lumsden High School; Rowan's Ravine Provincial Park; Hidden Valley Wildlife Refuge; Last Mountain Lake Migratory Bird Sanctuary; and, Regina RCMP. Regina Beach is accessible year-round to provide regional services to people using snowmobiles in the winter and boats when the ice comes off the lake. Many of the regional services and amenities are accessible by vehicle and by boat (see Figure 2.5). Regina Beach is the hub for services in the immediate region, especially Buena Vista and Kinookimaw.

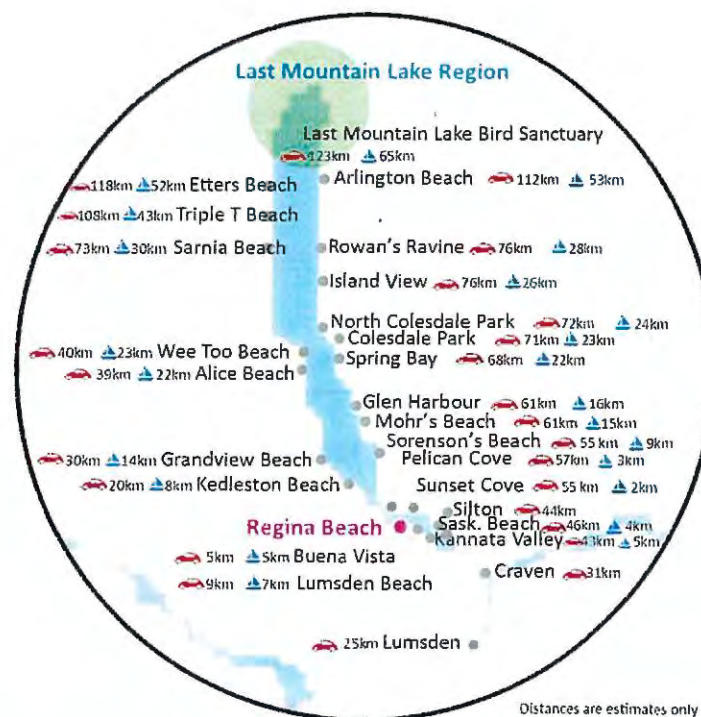


Figure 2.5 Distances to Regional Points of Interest by Vehicle and Boat

## 2.3 Geographic Conditions

The Town has unique geographic features including water and rolling hills; consideration of these features and planning for existing and future development is critical. The Town and community members are working together to help each other mitigate the natural hazard challenges.

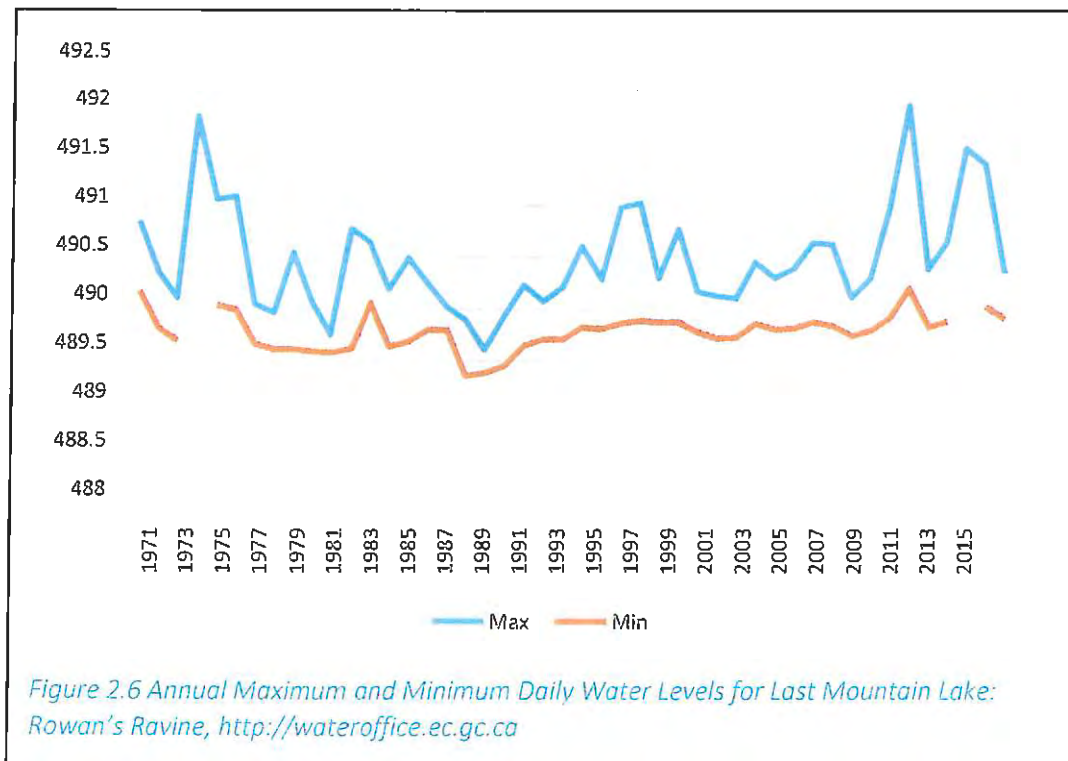
### 2.3.1 SLUMPING

According to Clifton Associates Ltd., there are four factors that affect the landslide movement in and around Regina Beach. These factors include:

- A shallow depth of bedrock shale that is above or near the shoreline, therefore there is no material to stabilize the valley wall;
- High groundwater table that seeps through permeable ground, surface drainage issues and human interference that adds to the high groundwater table (i.e. irrigation, removal of vegetation, leaking utilities and septic systems);
- Ground displacement or slope that moves fill either adding more weight to a slope or removes the packed layers that supports weight; and,
- Erosion at the shoreline removes soil that supports weight from higher ground levels that can be caused by high water levels, removal of rock and vegetation and displaced wave energy.<sup>11</sup>

### 2.3.2 WATER LEVELS

According to Statistics Canada, record levels for the Last Mountain Lake peaked in 2011 around 492 metres and dropped to the lowest in 1989 below 489.5 metres.<sup>12</sup> Water levels are controlled by a weir located in Craven operated under the direction of the Saskatchewan Water Security Agency. Figure 2.6 below shows the annual minimum and maximum water levels for Last Mountain Lake in meters.



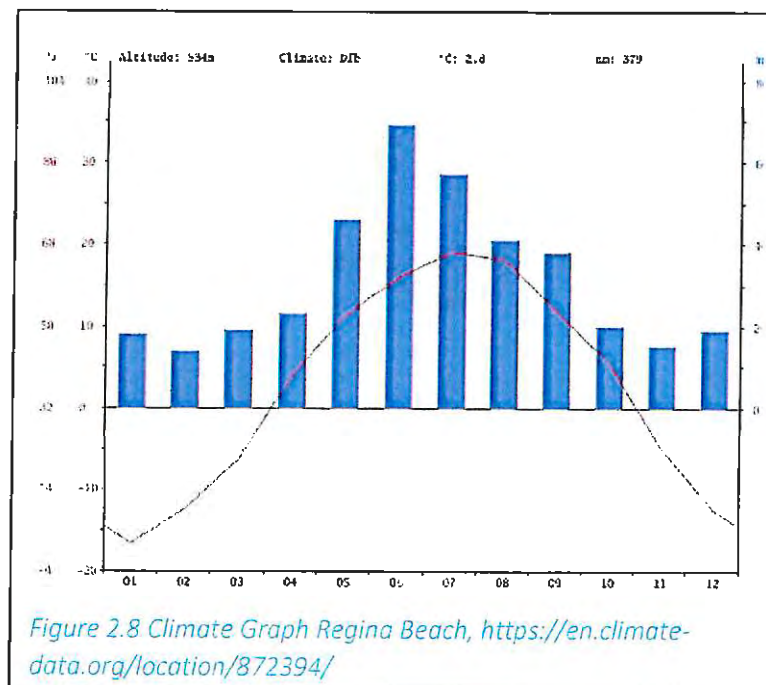
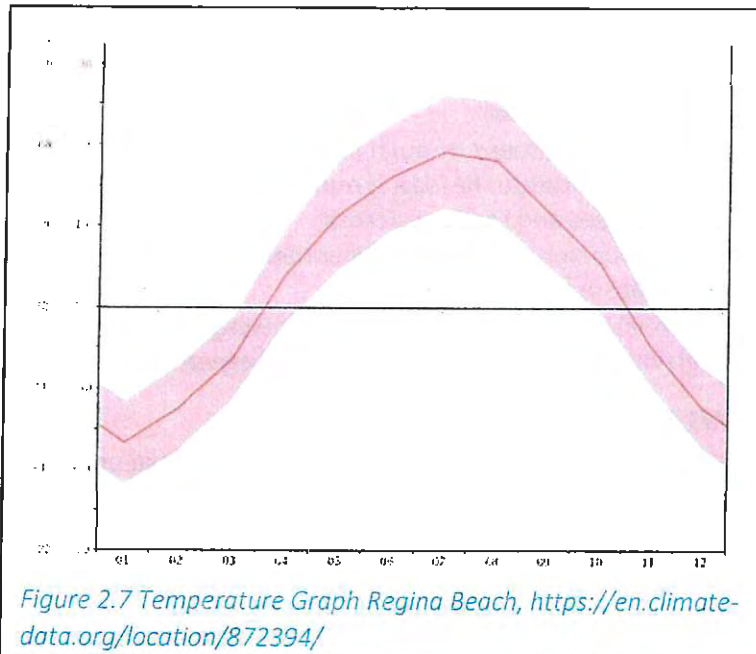
<sup>11</sup> Clifton Associates. Landslide Best Practices for Regina Beach. R5602

<sup>12</sup> Hydrometric Data Search. Station 05JH004.



### 2.3.3 CLIMATE

Historically, the average temperature in Regina Beach per year is 2.8° C and the average rainfall is 379 millimetres.<sup>13</sup> The coldest month of the year is January with an average of -16.7° C, while the warmest month is July, averaging 19.1° C.<sup>14</sup> The driest month is February with an average precipitation of 14 millimetres and June is the wettest month averaging 69 millimetres.<sup>15</sup> Figures 2.7 and 2.8 illustrate the average temperature and rainfall per year.



<sup>13</sup> Climate: Regina Beach. <https://en.climate-data.org/location/872394/>

<sup>14</sup> Ibid

<sup>15</sup> Ibid



### 2.3.4 LAGOON EXPANSION

In 2011, the Town of Regina Beach contracted Associated Engineering Ltd. to provide preliminary designs for an expansion to the existing two-cell lagoon, located approximately 4.5 kilometres south of the Town. The Town's lagoon serves the Town of Regina Beach, Village of Buena Vista, Resort Village of Lumsden Beach, Kinookimaw Beach Association and the RM of Lumsden No. 189.

The reason for the study is it was determined by the Water Security Agency (WSA) that the old lagoon was undersized for the current and future population it serves. Therefore, a business case was prepared for the Town to undertake a new Wastewater Treatment Expansion / Replacement Project. This business case was required by the WSA to address the needs of the Town and surrounding area in regards to wastewater treatment.<sup>16</sup>

The lagoon replacement project began in 2017 and was completed in 2019. The project continues to serve the Town of Regina Beach, the Village of Buena Vista, Resort Village of Lumsden Beach, Kinookimaw Beach Association and the RM of Lumsden No. 189. The proposed evaporation methodology will protect ground and surface water as well as Last Mountain Lake.<sup>17</sup>

<sup>16</sup> Business Case for the Town of Regina Beach, Wastewater Treatment Project. NBCF-PTIC 20120095

<sup>17</sup> Ibid.

## Section 3: Looking Ahead (Community Planning Objectives and Policies)



This Section of the Plan includes policies aimed to achieve the objectives and overall vision for the Town of Regina Beach, and comply with the requirements as outlined in *The Act* and *The SPs*. Policy statements are reflective of future land use potentials as are illustrated in the **Future Land Use Map** (Appendix "A"). The policies outlined in this Section promote economic development, provide guidelines to reduce land use conflicts, protect sensitive environmental areas, and develop strategies to support revitalization and overall growth of the community.

### 3.1 Guiding Growth and Development (General Policies)

The Town of Regina Beach is dedicated to taking proactive steps to plan for their future. Through participatory engagement with permanent and seasonal residents, residents of neighbouring communities, businesses, community organizations and stakeholders, participants were asked to share their input into the future of Regina Beach. The information gathered was used as the foundation for the objectives and policies found in this Section and the Plan overall.

#### Objectives

- ❖ To ensure developments are safe and accessible and meet the needs of the community as a permanent or seasonal resident, or visitor.
- ❖ To promote a balance of the built form and the natural environment that nurtures a welcoming small town feel.
- ❖ To balance growth through year-round and seasonal amenities and uses.
- ❖ To avoid and minimize potential land use conflicts.
- ❖ To provide a variety of lot options for different types of development.
- ❖ To retain the natural setting of the community including the open landscapes, clean lake, healthy flora and fauna, and stable terrain.

#### Policies

- 3.1.1** Developments in the Town will be safe, accessible and compatible with surrounding land uses. The **Future Land Use Map** (Appendix "A") is a general illustration of the Town's existing and preferred future land use and development patterns for residential, core commercial, highway commercial, industrial, green space and community service, and commercial recreation. As such, the boundaries of future development areas are not intended to be exact and proposed minor deviations in their size and location may be considered without necessarily requiring an OCP amendment provided the change is demonstrated to be in general conformity with the OCP and is in the best interest of the Town.

- 3.1.2** When reviewing development applications, consideration shall be given to the proposal's conformity with this OCP. Consideration of alternative methods, innovative techniques, and best practices may be considered. A proposal shall be denied when it is detrimental to community health and well-being or if it is incompatible with existing or proposed land uses in the vicinity.
- 3.1.3** Future development shall integrate into the natural surroundings and complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. Development shall minimize the potential impact to drainage, landscape or other natural conditions. Care shall be taken to protect the lake ecosystem and to mitigate negative on and off-site impacts.
- 3.1.4** The Town supports development and new subdivisions in areas where servicing and infrastructure are in place, planned, or can be economically extended to with sufficient capacity to support the intensity and type of development without causing prohibitive short or long term future costs to the Town.
- 3.1.5** Sustainable community development that provides a mix of seasonal, permanent and affordable housing options shall be encouraged. To accommodate a diversity of development types through the subdivision process, the Town shall develop and/or work with developers to provide lot sizes that accommodate a variety of housing types and tenures.
- 3.1.6** Innovative design strategies within the private and public realm that enhance the sustainability, amenity, and aesthetic appeal of the Town are encouraged.
- 3.1.7** All lands shall be left in a natural state whenever possible. Developers shall work with the natural terrain and vegetation. Land clearing and water drainage affecting neighbouring property owners will not be permitted.
- 3.1.8** The Town of Regina Beach encourages the planting of additional trees and drought-resistant vegetation which does not require irrigation. Lawns and gardens that require excessive watering are discouraged in order to help lower the groundwater table and therefore reduce slope instability.
- 3.1.9** New development shall be located, designed, and maintained according to best practices for minimizing the potential for increasing slope instability and the threat of landslides.
- 3.1.10** Developed and vacant properties, open space areas, and parks shall be maintained and kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.
- 3.1.11** Bylaw enforcement will be utilized in addressing issues related to motor vehicles, all-terrain vehicles, vacant lots and unsightly properties.
- 3.1.12** The Town supports and encourages a clean and safe community, beach and lake, while ensuring any natural environmental impact is minimal. The Town may consider adopting Crime Prevention through Environmental Design (CPTED) principles to assist in enhancing community safety for residents and visitors alike.





## 3.2 Working with Our Neighbours

### (Social, Educational and Inter-Municipal Policies)

The Town of Regina Beach is one of the major service centres for the region that calls Last Mountain Lake home. A number of neighbouring communities have agreements with Regina Beach. These include services pertaining to: emergency measures; waste water/lagoon; and, refuse. Other valued amenities shared amongst neighbouring communities include the elementary school, post office, grocery store, gas stations, restaurants, primary health care centre and more.

#### Objectives

- ❖ To encourage an age friendly community.
- ❖ To promote municipal and regional events to residents, municipal neighbours and visitors.
- ❖ To collaborate with our municipal neighbours on future land use planning, environmental preservation, service delivery, economic development, recreation, health and emergency services.

#### Social Policies

- 3.2.1** The Town of Regina Beach recognizes the Age-Friendly Committee<sup>18</sup> and the work that has been done to make Regina Beach an Age-Friendly Community. The Town encourages all ages and age-friendly activities and programming in the community.
- 3.2.2** The Long Lake Lodge is an amenity in the Town which assists in making it an age-friendly community. The Town encourages continued discussions with the Saskatchewan Housing Authority to maintain the Lodge.
- 3.2.3** The Town may consider the development of age-friendly and accessible guidelines to accommodate the needs of children, youth, seniors and alternatively-abled people in the design, construction and improvement of property including facilities, street right-of-ways, parks and trails.
- 3.2.4** The Town shall work to enhance local communication through a variety of methods that are open and transparent. Lines of communication will bring the public together with municipal officials and include regular reports to the community and forums allowing public input and participation in initiatives requiring further exploration.
- 3.2.5** Advisory and steering committees may be established to help provide input on specific topics including planning and development, strategic planning, social and cultural initiatives, economic opportunities, and infrastructure and environmental challenges.
- 3.2.6** Residents shall be given the opportunity to pursue community-building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhoods and other matters that affect the quality of life.

<sup>18</sup> Age Friendly Saskatchewan. (n.d.). *Age Friendly communities support healthy aging by becoming more age-friendly*. Retrieved from <http://www.agefriendlysk.ca/index.php?page=about-af>



- 3.2.7** The Town shall consider features and amenities that support, attract and retain a diverse range of people including youth, singles, families, seniors and alternatively-abled persons.
- 3.2.8** The Town shall encourage adaptable features to ensure accessibility in new and existing developments.

## Education Policies

- 3.2.9** The community shall continue to promote the South Shore School as an important community amenity.
- 3.2.10** The Town shall continue to work with the School Division to maintain the school and identify opportunities for integrating community and regional initiatives, events and programming.



- 3.2.11** Should there be demand for new or expanded school facilities, the Town shall work with the School Division and the Ministry of Education on the use of existing or future lands dedicated as municipal reserve for new educational facilities.
- 3.2.12** Opportunities to provide post-secondary education in the community via in-person or through distant learning is supported in the Town and may be pursued.

## Inter-municipal Policies

- 3.2.13** The Town shall work with the RM of Lumsden No. 189, the Resort Village of Buena Vista, and other neighbouring communities to ensure lands of mutual interest, such as those adjacent to the Town boundaries, are used and developed in a compatible and complementary manner in order to avoid conflict with future Town development or infrastructure.
- 3.2.14** The Town acknowledges that important municipal infrastructure, such as potable water wells (Appendix "B5") and the Town's solid and liquid waste disposal facilities, are located within the RM of Lumsden No. 189. As such, the Town will work collaboratively with the RM to ensure that these facilities, and the roads providing access to them, are effectively managed and maintained.
- 3.2.15** The Town may enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries(ss. 32.1 of *The Act*).
- 3.2.16** The Town supports regular meetings with neighbouring communities and should explore opportunities for partnerships on collaborative regional planning initiatives including, but not limited to:
- a. Economic development and tourism;
  - b. Regional transportation infrastructure and services;
  - c. Water, wastewater, and solid waste infrastructure;
  - d. Public health and emergency response services;
  - e. Recreational and cultural programming and facilities;
  - f. Environmental management and conservation; and
  - g. Renewable energy production.

### 3.3 Preserving Our Lakeshore (Environment)

The Town of Regina Beach is a resort community that overlooks Last Mountain Lake. One of the greatest assets to the community is the lakeshore and amenities that allow residents and visitors the ability to enjoy and use the lakeshore and water. The iconic pier has been restored due to the dedication of community members. This site is a tourist attraction which community members are proud of. Local organizations such as the Regina Beach Yacht Club and Saskatchewan Parks rely on the preservation of the lakeshore in order to provide their services and amenities.

#### Objectives

- ❖ To preserve the health and quality of the lake and water sources.
- ❖ To ensure the lakeshore and beach is kept clean for the safety of residents and visitors.
- ❖ To enhance and ensure the natural ecology of the lakeshore is maintained, respected and enjoyed by residents and visitors.
- ❖ To protect existing public access to the lake and create new access points to the lakefront and natural trails.
- ❖ To maintain and develop natural trail networks that connect to the lake and/or are adjacent to the lake.
- ❖ To provide resort community related recreational amenities.

#### General Environmental Policies

- 3.3.1** The Town, together with neighbouring communities, First Nation Bands, the Water Security Agency, and other key stakeholders who may be impacted or which may impact the quality of the lake water shall continue ongoing efforts to identify opportunities to enhance the lake and water quality.
- 3.3.2** The Town shall ensure the provision of public access to the lake for recreational use by residents and visitors by providing public access:
- a. Where publicly owned properties have access to watercourses;
  - b. Where roads end that front on the lake are open to the public; and
  - c. Whenever possible, secure properties or a right-of-way.
- 3.3.3** The Town shall work to improve existing access points as needed with enhanced trail networks and other amenities and facilities. In order to enhance public use of the beach and lake, the Town shall work with the Saskatchewan Parks to identify additional areas suitable for community and recreational amenities. Such development includes beach volleyball courts, washrooms, change facilities, boat launch, parking, playground structures and more.



- 3.3.4** The Town encourages continued discussions with neighbouring municipalities, Saskatchewan Parks and other stakeholders to improve the boat launch and parking associated with the boat launch.
- 3.3.5** All development near water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the 25 Year Water Security Plan<sup>19</sup> and all other provincial legislation and requirements.

### Ground and Source Water Policies

- 3.3.6** Developments shall not deplete or pollute groundwater resources within the Town. Impact assessments of development on groundwater resources including drainage may be required in order to protect aquifers and their supply. A detailed analysis by a qualified engineer shall include studies for water quantity and quality, septic services, shoreline erosion and any works required to support the proposed development.
- 3.3.7** The Saskatchewan Water Security Agency will be utilized as a source of technical advice and in determining the method of protection required in circumstances which may include:
- a.** Ensuring any development and ongoing operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and
  - b.** The municipal footprint and any precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater resources.
- 3.3.8** Development shall avoid alteration to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- 3.3.9** Proponents may be required to obtain comments, recommendations and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans and other issues that may be required for the purpose of ensuring public health and safety.

<sup>19</sup> Water Security Agency. 25 Year Water Security Plan, October 2012.

[https://www.wsask.ca/Global/About%20WSA/25%20Year%20Water%20Security%20Plan/WSA\\_25YearReportweb.pdf](https://www.wsask.ca/Global/About%20WSA/25%20Year%20Water%20Security%20Plan/WSA_25YearReportweb.pdf)



### 3.4 Celebrating Our Culture and Heritage

The community of Regina Beach has a lot to celebrate; the rich history of the area, heritage and cultural facilities, the diverse population and much more. Heritage and cultural facilities such as: the Last Mountain Lake Cultural Centre; the Art Centre; Memorial Hall; South Shore Recreation Centre; Lakeside Heritage Museum; and the South East Regional Library are valued in Regina Beach. Along with the facilities, a number of cultural subsets have been identified in the community, which include though are not limited to: a resort community that welcomes visitors; a permanent residence located near a large urban centre, City of Regina; and a community that embraces recreational life and amenities.

#### Objectives

- ❖ To promote municipal and regional events to residents, municipal neighbours and visitors.
- ❖ To identify and protect cultural and heritage resources.
- ❖ To celebrate the diverse cultures found in the Town of Regina Beach.
- ❖ To pursue opportunities for growth in tourism and economic development by promoting the Town's unique cultural and heritage assets.

#### Cultural Policies

- 3.4.1** The Town of Regina Beach will ensure development enhances the cultural wellbeing of residents through support for the arts and cultural programs, events, organizations and more.
- 3.4.2** The Town of Regina Beach recognizes and acknowledges the community resides on Treaty 4 territory and Métis homelands. Opportunities for collaborating on events, activities, programming and services shall be encouraged within the Town and region.
- 3.4.3** Events and festivals such as the Regina Beach Canada Day Celebration, events sponsored by the Lions Club, and many others that bring the community together to celebrate shall be encouraged.
- 3.4.4** All ages, abilities, and year-round activities and festivals are encouraged and shall be promoted by the Town.
- 3.4.5** Facilities and amenities that capture the cultural essence of the community are encouraged and existing facilities shall be maintained.
- 3.4.6** As a resort community, Regina Beach welcomes current and future residents, both permanent and seasonal and visitors of all ages, cultures and backgrounds.
- 3.4.7** Regina Beach supports existing clubs, organizations and committees within the community and area. A way to acknowledge, thank and promote volunteerism in the community may be pursued.
- 3.4.8** Community clubs, organizations, committees and the Town may explore innovative and alternative options to attract volunteers.



## Heritage Policies

- 3.4.9** The Town of Regina Beach shall encourage the preservation of community and regional historic sites and properties. Properties considered historic include the Primary Health Centre, Art Centre, Blue Bird Café, Memorial Hall, and Last Mountain Lake Cultural Centre. Heritage buildings and historic places of interest in the Town are shown on the Reference Map in **Appendix "B1"**.
- 3.4.10** Sites with potential for significant heritage resources shall be identified to ensure the protection of these resources where these lands may be affected by development. When development is proposed in these areas, an assessment of the potential impact on natural and human heritage resources prepared by a qualified environmental professional shall be required as part of the development proposal. Areas with heritage sensitivity are identified in the Reference Map in **Appendix "B2"**.
- 3.4.11** The Town shall work with community stakeholders to identify and assess the importance of built and natural heritage sites within the Town. At the request of property owners and in accordance with the *Heritage Property Act*, significant historic sites and architectural features shall be designed and suitably recognized.
- 3.4.12** Heritage resources shall be protected where:
- Buildings or landscapes received or in the process of receiving municipal or provincial designation; and
  - Building or landscapes have been developed and operate as heritage sites.
- 3.4.13** The Town shall support public and private efforts to reuse, renovate or adapt historic sites or buildings in ways that retain and highlight their character-defining elements.
- 3.4.14** The Town shall consult the Parks Canada Historic Guidelines and Standards for the Historic Places in Canada to guide the conservation of sites or buildings owned, regulated, funded or guided by the Town.



### 3.5 Exploring Our Recreational Resources (Parks and Recreation)

One of the most valued recreational assets in the community is the walking path that exists on the Canadian Pacific Railway (CPR) bed. The rail that passed through Regina Beach made it an accessible resort community to Regina. After the second World War, the importance of the railway decreased and the passenger trains ceased in the 1960's.<sup>20</sup> Today the rail bed makes a perfect location for a walking path connecting Regina Beach and neighbouring communities along the shore of Last Mountain Lake. Additional recreational resources the Town features include the Saskatchewan Snowmobile Association, the joint use facility, the Pier for fishing, the viewing area, Regina Beach Yacht Club and the Leisure Time Club. Existing community parks and recreational amenities are shown on the Reference Map in Appendix "B3".

#### Objectives

- ❖ To provide a comprehensive park system emphasizing access to the lake, walking and cycling while ensuring adequate space for recreational amenities, playgrounds and green space.
- ❖ To maintain and improve existing recreational amenities.
- ❖ To provide passive and active recreational amenities and facilities.
- ❖ To create and improve networks that link open space(s).
- ❖ To ensure adequate natural greenways for the protection of the habitat movement of wildlife.
- ❖ To foster the use of greenways as active transportation routes for non-motorised transportation.
- ❖ To encourage the re-greening or re-planting of natural vegetation along pathways or corridors in developed areas.
- ❖ To promote and foster awareness of the importance of greenways and trail networks.

#### Parks and Recreation Policies

- 3.5.1** The Town of Regina Beach shall enact regulations and policies that will identify, enhance and protect integrated greenways and trail networks. Efforts will be made to improve and enhance greenways and trail networks, conducted in an environmentally sensitive manner.
- 3.5.2** The Town shall identify and pursue park space when park development has the potential to preserve, complement or link together ecosystems. This also includes ensuring recreational access to sensitive areas where the habitat and ecological function is not compromised.
- 3.5.3** New and existing trail networks will ensure the safety of all users. Accessible year-round trails shall be considered as part of trail developments and enhancements.
- 3.5.4** Existing and new park and open space locations shall be linked to trail and walkway networks.
- 3.5.5** The Town will encourage and promote active transportation by adding and improving walkways, trails and cycling facilities.

<sup>20</sup> Encyclopedia of Saskatchewan Website. 2006. Regina Beach. Accessed June 2017.  
[http://esask.uregina.ca/entry/regina\\_beach.html](http://esask.uregina.ca/entry/regina_beach.html)



**3.5.6** All year-round activities are encouraged in the community. Programming, events and gatherings that support seasonal activities are promoted.

**3.5.7** Signage and educational materials regarding permitted modes of transportation and safety on the trails may be pursued to promote safe trail networks and use.



**3.5.8** Council may consider the acquisition of land or other investments when developing the greenway and trail network and when reviewing development applications in the Town.

**3.5.9** The Town may seek partnerships with organizations, developers and individuals to promote, enhance and expand greenways and trail networks. Partnerships may include other government bodies (e.g. Saskatchewan Parks), non-governmental organizations (e.g. Nature Conservancy of Canada, Saskatchewan Snowmobile Association), Kinookimaw, environmental groups and local stakeholders.

## **Municipal and Environmental Reserve Policies**

**3.5.10** If a subdivision application qualifies for the municipal reserve requirement under *The Act*, then the Development Officer and Council shall determine which of the following options best meets the needs of the Town:

- a. Dedicate a portion of the subdivision as municipal or environmental reserve, which may be used for open space, parks, recreation facilities, public buildings, schools, natural areas, horticultural uses, and agricultural uses;
- b. Accept a cash-in-lieu of land dedication payment equal to the value of the that would have been dedicated to be used for improving existing or creating future open spaces, parks, etc.; or
- c. Defer the municipal reserve requirement if the subdivision application legitimately includes further land to be subdivided.

**3.5.11** In new residential subdivisions, developers should be encouraged to meet the municipal reserve requirement by creating public park space and to provide pedestrian linkages to and between parks where there is sufficient demand.



**3.5.12** If there is no immediate or future need for designated land, the Town may accept cash- in-lieu of dedication, deferral or combination of dedication and cash-in-lieu. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of public reserve and environmental reserve as needed in other areas.

### 3.6 Enhancing Our Infrastructure and Transportation Networks

The Town of Regina Beach provides its residents with a number of services including recycling and waste management, water and sewer. Residents have access to power, natural gas, propane, and phone and internet services through third party service providers (e.g. SaskPower, SaskTel, SaskEnergy, Access Communications). Local road networks connect Regina Beach with Highway 54 and then to Highway 11. Other networks include walking and cycling paths along the lakeshore and grid and paved roads. Appendices "B5- B9" illustrate the current infrastructure and transportation network in Regina Beach.

#### Objectives

- ❖ To provide safe and adequate transportation networks and infrastructure systems.
- ❖ To ensure proper drainage throughout the community.
- ❖ To implement and maintain the drainage plan.
- ❖ To encourage the use of existing infrastructure.
- ❖ To ensure there is an adequate supply of domestic water for future needs.
- ❖ To expand and improve water and sewer systems.
- ❖ To reduce the volume of waste generated by improving recycling systems and reviewing other recycling options.

#### Infrastructure Policies

- 3.6.1** In managing growth and change, the Town of Regina Beach shall maintain a long-term asset management plan to take a proactive approach toward its infrastructure investment planning and to ensure growth does not place an undue strain on municipal infrastructure or public service facilities. This plan will provide an inventory of infrastructure assets, and an upgrade and replacement schedule for the municipality's infrastructure.
- 3.6.2** The Town shall ensure that existing and future planned corridors and easements for public works are identified and adequately protected from incompatible development through the subdivision and development approval processes.
- 3.6.3** The Town will endeavour to maintain and improve infrastructure including potable water, sewer and solid waste facilities, recycling and other services while exploring options and opportunities for upgrading community-wide services.
- 3.6.4** The planning, phasing and development of water and sewer services will be based on:
- a. Financial resources of the municipality;
  - b. Conformance with environmental regulations;
  - c. Mitigation of slumping;
  - d. The demand for services and need for upgrading;
  - e. The logical extension of existing services; and
  - f. Growth trends.
- 3.6.5** The Town will explore opportunities for using energy and resource efficient systems and building techniques and materials in municipal building and infrastructure. This may include solar or wind power to electrify street lighting, heat or power municipal buildings and other municipal services.

- 3.6.6** Municipal services will be monitored for appropriate upgrading or expansion of the infrastructure to meet the needs of seasonal and full-time residents. Upfront costs of expanding municipal services and infrastructure shall be recovered through levies to the developer for new areas as they are developed.
- 3.6.7** Investigation and implementation of integrated wastewater management and treatment technologies that provide greater local and regional social, economic and environmental benefits may be pursued.
- 3.6.8** Regina Beach shall work with utility providers to maintain and enhance public and private facilities and services for power, energy and telecommunications.
- 3.6.9** Underground utilities shall be located, designed, and managed in accordance with best practices for minimizing slope instability, such as those identified in the "Landslide Best Practices for Regina Beach" report by Clifton Associates.
- 3.6.10** All drainage within the Town shall be subject to the general and enforcement regulations of the Drainage Bylaw. The implementation and maintenance of the comprehensive drainage study is supported, as resources are available.
- 3.6.11** The design of surface drainage systems should be completed to eliminate standing water on the slopes and uplands and to deliver surface runoff in the quickest most direct route to the lake to reduce infiltration of the valley slope.
- 3.6.12** Unauthorized drainage of surface water runoff from any land throughout the Town shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Town of Regina Beach, Water Security Agency and the Ministry of Environment.

## **Transportation Policies**

- 3.6.13** To provide efficient development and reasonable access to the Town of Regina Beach, the Town will coordinate, in consultation with the Ministry of Highways and Infrastructure (MHI), for the planning, construction, maintenance, repair or alteration of major transportation infrastructure on Highway 54 into the Town.
- 3.6.14** The Town will encourage developments that ensure safe access and egress from adjacent roadways without disrupting their transportation function.
- 3.6.15** Street classification of local arterial and collector streets shall be established in order to promote orderly, safe and efficient street systems. Control of access points and provision of service roads may be required in some instances.
- 3.6.16** The maintenance of Town roads, dust control and the need for additional signage shall be monitored and improved by the Town as required and resources permit.
- 3.6.17** The Town shall endeavour to provide a comprehensive network of safe pedestrian, cycling, stroller, walker and wheelchair access.
- 3.6.18** The Town of Regina Beach shall endeavour to ensure safety and accessibility is provided for in the design and modification of all streets, sidewalks, trails and pathways, as resources permit.



### 3.7 Conserving Our Natural Environment (Conservation and Natural Hazards)

Last Mountain Lake is 3 kilometres wide by 93 kilometres long. The lake was formed 11,000 years ago from a melted continental ice sheet draining into the Qu'Appelle glacial spillway.<sup>21</sup> Due the Town's location on the slopes of a 40 metre deep valley composed of multiple retrogressive landslide blocks, Regina Beach is susceptible to slope instability and potential landslides. Preserving the ecology of the lake and the integrity of the valley wall will be critical for protecting and enhancing the health of the community, the environment, and the economy of the Town and region. This includes a need to practice better environmental stewardship and increase local capacity for adapting to potential risks and disruptions caused by climate change.

#### Objectives

- ❖ To identify, advocate for, protect and enhance natural areas for the long-term benefit of natural ecosystems, including fish, wildlife and vegetation.
- ❖ To minimize the impacts of natural hazards on human life and activity.
- ❖ To provide development guidelines to ensure the protection of the public and developments from hazardous conditions.
- ❖ To educate and promote the significance of hazard lands amongst residents, businesses and others stakeholders.
- ❖ To discourage development in areas where there are potential hazard conditions.
- ❖ To collaborate with neighbouring communities, First Nations, provincial government agencies and other stakeholders to ensure proper flood mitigation.

#### General Natural Hazard Policies

- 3.7.1** Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
- a. Rare or endangered flora and fauna have received provincial or natural designation and protection;
  - b. Lands are designated under the *Wildlife Habitat Protection Act*, and amendments;
  - c. Lands are designated under a variety of other environmental protection, legislation or policy;
  - d. An aquifer is found or located, efforts to sustain the livelihood of this natural resource will be made;
  - e. The area is used for recreational purpose including bird watching; or
  - f. Lands are designated natural prairie or grasslands.
- 3.7.2** Long-term prosperity, environmental health and social well-being depend on reducing the potential risks to residents, properties, and public investments by directing development away from areas of natural hazards.
- 3.7.3** The Town of Regina Beach development review process shall provide sufficient due diligence and ensure that appropriate measures are taken to mitigate the risk of development proposed on hazardous lands such as slopes or in flood prone or potentially flood prone areas. Proposed Development that fails to demonstrate its suitability for the land based on the hazards present will be refused.

<sup>21</sup> Encyclopedia of Saskatchewan. Last Mountain Lake. 2006. [http://esask.uregina.ca/entry/last\\_mountain\\_lake.html](http://esask.uregina.ca/entry/last_mountain_lake.html)

- 3.7.4** The Town shall work with governments, private agencies, and conservation groups such as the Last Mountain Lake Stewardship Group (LMLSG) to conserve, protect, and enhance the quality of Last Mountain Lake, the Qu'Appelle Valley system, and any other ecologically valuable and environmentally sensitive lands.

## Flood Hazard Policies

- 3.7.5** The Zoning Bylaw shall include a Flood Hazard Overlay that applies to all land within the flood plain to provide further regulation for development within these potentially flood-prone areas.

- 3.7.6** Development of new buildings and additions to buildings and facilities in the 1:500 year flood way are prohibited. Development of new buildings or additions to buildings in the flood fringe will be required to be flood-proofed to 0.5 metres above the 1:500 year flood elevation. Flood prone areas within the Town are shown on the **Future Land Use Map** in **Appendix "A"** and on the **Natural Constraints** map in **Appendix "B10"**.

- 3.7.7** The Water Security Agency or other appropriate government agencies or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques, including whether the land is located within the 1:500 year flood elevation.

- 3.7.8** Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program<sup>22</sup>, in cooperation with relevant government agencies.



- 3.7.9** To reduce the threat of flooding, in evaluating all development proposals within Town where it is believed there may be some potential harmful impact on neighbouring watercourses, developers shall be required to:
- a.** Provide details of the anticipated increased runoff from land clearing and site development (i.e. current source/direction/path of run-off);
  - b.** Outline a program of storm water retention by which an increase in site runoff from the subject parcel may be prevented or minimized and water quality and quantity improved; and
  - c.** On or off the site, undertake any other environmental impact assessments or geotechnical studies as may be required.

<sup>22</sup> Government of Canada, Environment and Climate Change. (2013). *Flood Reduction Program*.



## Slope Instability Policies

**3.7.10** As indicated on the **Future Land Use Map (Appendix "A")**, all new development within the Town of Regina Beach will require a geotechnical analysis report in support of the proposed development prepared by a qualified and certified professional. The report shall assess the geotechnical suitability of the site, susceptibility to slumping, slope instability, or other environmental hazards. Said studies shall include measures to eliminate or sufficiently reduce risks associated with the environmental hazard(s), as determined by the Town and the appropriate Government

Ministry or agency. If deemed necessary to ensure the safety of the development, these measures may be included as conditions to development permit approval. The regulations and procedures for such reports shall be contained in the Zoning Bylaw.



- 3.7.11** The **Natural Constraints Map in Appendix "B10"** identifies specific areas that are known to be particularly hazardous for slope instability. The Town of Regina Beach, in addressing the hazards associated with erosion and slope instability on these and all other lands within the Town, shall:
- Require investigations as part of an application for all proposed subdivisions and/or development within the Town;
  - Establish the objectives of scientific and engineering investigations in relation to such applications;
  - Reasonably ensure, using current and future technical, administrative and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be borne fairly by all parties including the proponent and/or future owner; and
  - Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.
- 3.7.12** Developers and property owners shall commission sufficient professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where unstable hazard slopes exist.
- 3.7.13** Building footprints of new development on existing lots on the valley wall should be designed to be built totally within a landslide block so as not to straddle the boundaries between landslide blocks which may be moving at different rates.
- 3.7.14** Building foundations should be designed and constructed of materials that allow for movement in consultation with, and where recommended by a structural engineer.
- 3.7.15** The Town will restrict grading to 1 metre or less as recommended by the "Landslide Best Practices for Regina Beach" report by Clifton Associates, if required by the developers geotechnical report.
- 3.7.16** The Town will prohibit in-ground swimming pools on the valley wall, if required by the developers geotechnical report, due to the potential for leaking of the structure and associated piping, which could greatly increase the risk of landslide activity.

## Climate Change Adaptation Policies

- 3.7.17** The Town shall acknowledge and initiate preparations for the impacts of climate change and extreme weather events on the Town and its residents, including during the planning and locating of public works.
- 3.7.18** The Town should consider ways to reduce the environmental footprint of all their facilities, services, and operations by exploring ways to conserve energy and reduce water usage.
- 3.7.19** Encourage public and private investment in sustainable development and technologies including alternative energy systems such as solar and wind, provided that it complies with the regulations and standards of the Zoning Bylaw.
- 3.7.20** Encourage the prominent planting of native and non-invasive tree species and vegetation that are resilient to climate change and minimize or eliminates the need for irrigation.
- 3.7.21** The Town is committed to education and engagement in the Fire Smart principles of wildfire prevention intended to minimize the risk of damage to property caused by wildfires.<sup>23</sup>

<sup>23</sup> For more information about wildfire hazards areas around Regina Beach, please see:  
<https://gisappl.saskatchewan.ca/Html5Ext/?viewer=wfmpublic>

### 3.8 Making a Place to Call Home (Residential)

According to the 2016 Census, there are 1,145 permanent residents in the Town of Regina Beach.<sup>24</sup> This number grows significantly in the summer months as many seasonal residents and summer vacationers make Regina Beach their 'home away from home'. There are 981 private dwellings with 539 occupied by 'usual residents' (permanent residents).<sup>25</sup> Of the 540 occupied dwellings, 505 are single-detached homes.<sup>26</sup>

#### Objectives

- ❖ To ensure a broad range of housing types are available for all people and income levels.
- ❖ To accommodate residential development in a phased and sustainable approach.
- ❖ To ensure a positive mix of varying densities and forms of residential development within neighbourhoods.
- ❖ To ensure that development and uses of residential properties are compatible and complementary with existing Town character.
- ❖ To ensure that residential buildings are constructed and maintained to acceptable standards.

#### Policies

**3.8.1** A variety of housing styles and choices of lot sizes shall be encouraged to provide greater housing alternatives in the Town. All forms of residential shall be regulated by the Town's Zoning Bylaw.

**3.8.2** The Town of Regina Beach shall continually monitor housing demand and supply to ensure that lands required to meet future housing needs are provided within the **Future Land Use Map in Appendix "A"**.



**3.8.3** Pursuant to **Section 5.2.5** of this OCP, The Town should require the preparation of a Concept Plan to accompany subdivision and/or development application of new residential areas or significant redevelopment projects.

**3.8.4** The Town shall consider the capacity of existing servicing infrastructure and community services, such as schools, green space, and health care facilities, when reviewing new residential development proposals.

**3.8.5** Development priority shall be given to vacant and underutilized land in existing residential neighbourhoods. In particular, preference shall be given to lands currently serviced by the municipal wastewater system, encouraging the productive use of existing municipal infrastructure.

<sup>24</sup> Statistics Canada, 2016 Census

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.



- 3.8.6** New residential areas will be encouraged to be located where municipal services can be economically and efficiently extended to in a manner that facilitates integration to the community, the lake, and adheres to appropriate development standards to encourage an equitable quality of life for all residents in existing and new residential areas.
- 3.8.7** New residential subdivisions should occur in a generally contiguous manner, as to ensure integration with the adjacent neighbourhoods and connectivity to existing services and amenities.
- 3.8.8** Opportunities for higher-density residential development in new subdivisions should be provided in strategic locations to assist in accommodating projected population growth.
- 3.8.9** Opportunities for sensitive intensification of existing residential areas shall be provided in compatible areas, including secondary, garden, and garage suites.
- 3.8.10** Opportunities for affordable and rental housing options, as well as supportive housing, such as care homes and day care centres, should be encouraged in all compatible areas of Town.
- 3.8.11** Senior housing development is encouraged and may include homes on smaller lots with smaller yards, bungalows, bare land condominiums and other types of higher density housing.
- 3.8.12** The Town may pursue incentives, programs or policies to encourage innovation in residential building design such as passive housing, residential property maintenance, and/or removal of homes in the community that may no longer be suitable to live in.
- 3.8.13** Modular and mobile dwellings are welcome in the Town provided they comply with the Zoning Bylaw regulations and meet the requirements of the National Building Code, Canadian Standards Association, and Town of Regina Beach Building Bylaw.
- 3.8.14** Home-based businesses shall be permitted if it can be demonstrated the business will not create any undue nuisance, traffic congestion, or detract from the residential character of the area.
- 3.8.15** Adequate provision and location of amenities such as parks, trails and recreational amenities will be integrated with and within residential areas.



### 3.9 Fostering Our Economic Vitality (Commercial and Industrial)

As a regional economic and service hub of the area, the Town of Regina Beach has numerous businesses that provide amenities and services to residents and visitors. The community has shared that key priorities are to promote diversified economic development and to enhance the vibrancy of the Town's primary commercial areas including Centre Street and off of Highway #54 at the entrance to Town.

#### Objectives

- ❖ To enhance the vitality of the Town through meaningful commercial development while maintaining the community's character.
- ❖ To provide an attractive, diverse and stable economic base for Regina Beach and surrounding area.
- ❖ To work with neighbouring municipalities to ensure businesses reflect the needs of the area.
- ❖ To provide support for commercial and light industrial activities and developments.
- ❖ To minimize the detrimental effects of industrial activities on the natural environment and surrounding areas.

#### Policies

- 3.9.1** The Town shall work with the wider region to explore business strategies and initiatives including promoting community amenities and existing businesses, and attracting new businesses to the area.
- 3.9.2** The Town shall continue to pursue economic development opportunities through the growth of the tourism industry, particularly through embracing the Town's unique natural landscape and sense of place.
- 3.9.3** Off-street parking requirements may be relaxed or waived subject to availability of public parking and the provision of facilities for pedestrians, vehicles, public safety, aesthetics and visual stimulation.
- 3.9.4** The Town shall ensure all new commercial development provides for necessary upgrading of municipal services including roads, walking and cycling paths, pedestrian sidewalks, trails and utilities.
- 3.9.5** The Town shall encourage natural buffers or similar physical barriers such as landscaping, in order to separate the commercial operations from neighbouring non-commercial uses.
- 3.9.6** Commercial development shall comply with the following criteria:
- a. Where applicable provision is made for public access to the lakes; and
  - b. Where marinas are proposed, an environmentally secure area to enable boats to dispose of on-board sewage and waste to protect water quality in Last Mountain Lake as per the *Public Health Act* and *Shoreland Pollution Control Regulations*.

- 3.9.7** New sites designated commercial and industrial shall be required to meet the following criteria:
- a.** The use shall have access to a public road that is commensurate with the traffic, access, circulation, and level of service required by the proposed use.
  - b.** The use shall not generate excess traffic, and in particular truck traffic, onto residential streets;
  - c.** The uses do not detract from the amenities of the area;
  - d.** The use shall not generate or result in excessive noise, dust, odours, noxious fumes or have similar negative impacts on adjacent properties; and
  - e.** The site is to be developed in keeping with the character of surrounding uses and in accordance with the remainder of the policies of this Plan; and
  - f.** All requirements of relevant government agencies are met.
- 3.9.8** The Town of Regina Beach shall continually monitor demand and supply of commercial and industrial land in order to ensure lands needed to meet future needs are identified on the **Future Land Use Map in Appendix "A"**.
- 3.9.9** Pursuant to **Section 5.2.5** of this OCP, The Town should require the preparation of a Concept Plan to accompany subdivision and/or development application of new commercial and/or industrial areas or significant redevelopment projects.
- 3.9.10** Regina Beach values the agricultural land surrounding the community. Land for sustainable growth of agricultural activities including the diversification and expansion of agricultural and value-added agribusiness development is encouraged.



### 3.10 Developing Our Downtown (Core Commercial on Centre Street)

As one arrives in Regina Beach from Highway 54, they are directed to Centre Street, one of the key gateways and focal points of the community. This street provides beautiful views and vistas of the Town and the lake as you move toward the iconic pier at the end of the road. Centre Street is home to many of the Town's businesses and community services including many local businesses, restaurants, the community hall, arts centre, beach and more.



#### Objectives

- ❖ To promote Regina Beach and all it has to offer.
- ❖ To support existing businesses and attract new businesses.
- ❖ To encourage small businesses and entrepreneurialism in the Town.
- ❖ To ensure Centre Street is a vibrant street that is clean, beautiful, welcoming, and accessible for people of all ages and abilities.

#### Policies

- 3.10.1** The community of Regina Beach supports the core commercial area as designated on the **Future Land Use Map (Appendix "A")** as the primary retail, office and commercial service area in the Town.
- 3.10.2** The Town shall encourage policies, zoning regulations and retention of commercial lands to attract businesses to the core commercial area.
- 3.10.3** The core commercial area will be prioritized as a location for retail activity, professional services, community events and cultural activities.
- 3.10.4** The Town shall consider the option of mixed-use developments on Centre Street, offering commercial space on the store-front and residential units on the upper-floor(s), where feasible. The Zoning Bylaw regulates these types of land uses.
- 3.10.5** Vacant stores on Centre Street may be utilized for temporary pop up shops by local and regional residents.
- 3.10.6** The Town may consider incentives, such as tax exemptions, to help retain and attract businesses to Centre Street.
- 3.10.7** To ensure the core commercial area is welcoming, the Town shall work with residents, businesses and stakeholders to identify placemaking initiatives.<sup>29</sup> These may include regular clean ups, seasonal beautification (e.g. flower pots in spring and summer), public art installations, temporary and permanent seating, welcoming signage and other innovative ideas.

<sup>29</sup> Project for Public Spaces. Placemaking 101. <https://www.pps.org/reference/reference-categories/placemaking-tools/>

### 3.11 Ensuring Our Health and Safety (Public Health and Safety)

Residents and visitors of Regina Beach feel safe and part of the community. Safety on land and water is a priority. The Town has a Primary Health Care Centre that offers lab services, a nurse practitioner, and public health nurse. Other safety and emergency services include First Responders, RCMP, and Fire Department. Health and emergency services and amenities in the Town are illustrated on the Reference Map in **Appendix "B11"**.

#### Objectives

- ❖ To continue and expand primary health care services.
- ❖ To ensure safe infrastructure for public use.
- ❖ To attract and retain medical professionals in the community.
- ❖ To formalize, implement and regularly update emergency response and evacuation plans.
- ❖ To support and enhance age-friendly initiatives.

#### Policies

- 3.11.1** Public safety and health requirements shall guide all development. This includes development of community and recreational amenities, transportation networks, residential areas, commercial areas and industrial areas.
- 3.11.2** The Town shall support the Primary Health Care Centre and other amenities and services provided. Expanded services that are encouraged include a full time doctor, pharmacy, seniors and alternatively-abled persons transportation services.
- 3.11.3** The Town shall ensure that emergency and response plans are adopted, implemented and kept up-to-date. This includes identifying evacuation routes for all areas of the community and individuals requiring assistance to evacuate. The current evacuation route is shown on the Reference Map in **Appendix "B12"**.
- 3.11.4** The Town will continue to acknowledge the importance of emergency and health services, and participate in discussions to enhance them for the betterment of the community and wider region.
- 3.11.5** The Town will continue to work with neighbouring communities and service providers to ensure emergency services are available at a regional level.
- 3.11.6** Emergency services and amenities such as the Regina Beach Fire Department and First Responders will continue to be supported by the Town. The Town shall ensure emergency response staff and professionals have the necessary training to provide medical and emergency services.
- 3.11.7** The Town of Regina Beach shall encourage local businesses and community members to improve physical accessibility of public and private property, including housing, transportation, places of employment and visitor-oriented sites. Consideration shall be given to explore opportunities for access, comfort, sociability and safety in the review of designs and plans for private developments and public spaces.

- 3.11.8** Developers may be required to obtain comments, recommendations and requirements from appropriate referral agencies or private consultants regarding flooding and slope instability, water quality and quantity considerations, waste management plans and other issues that may be required for the purpose of ensuring public health and safety.
- 3.11.9** The community of Regina Beach has identified having a clean and aesthetically appealing community is important. The Town shall work with residents, organizations, businesses and stakeholders to explore incentives to keep Regina Beach maintained.

## Crime Prevention Through Environmental Design (CPTED) Policies

- 3.11.10** The Town of Regina Beach may consider utilizing a best practice that enhances safety known as Crime Prevention Through Environmental Design (CPTED), which includes the following 14 design principles:
- a. Natural Surveillance – where there are eyes on the street making a place less attractive for criminal activity;
  - b. Access Control – utilizing entry and exit points that create a sense of who is legitimately able to use the space;
  - c. Image – improving the aesthetical appeal of a community helps to deter criminal activity;
  - d. Territoriality – legitimate users of a place take ownership of the area;
  - e. Conflicting User Groups – ensuring that land uses are compatible help to ensure there are no land use conflicts;
  - f. Activity Support – organizing programming or activities that helps to fill a space with legitimate users;
  - g. Crime Generators – the location of certain land uses may reduce the feeling of safety;
  - h. Land Use Mix – ensuring that areas of a community are used at all times of day will help to deter criminal activity;
  - i. Movement Predictors – paths and trails can be used as a way to predict where people will be, ensuring there are clear sight lines and open routes to move freely and help with pedestrian and cyclist safety;
  - j. Displacement – positive and negative impacts of crime, either moving crime to another location will not change the outcome; distributing uses can reduce crime in the area and the impact of the crime;
  - k. Cohesion – supportive relationships can flourish in common places;
  - l. Connectivity – ensuring that no area of a community is in isolation through connecting paths, trails and roadways;
  - m. Capacity – ensuring that spaces are not over or under capacity to help with safety of the land use; and
  - n. Culture – utilizing placemaking<sup>27</sup> as a way to ensure that a community is vibrant and holistic that includes cultural characteristics of a community that are show cased in a positive light.<sup>28</sup>

<sup>27</sup> Project for Public Spaces. Placemaking 101. <https://www.pps.org/reference/reference-categories/placemaking-tools/>

<sup>28</sup> Saskatoon CPTED Principles. Administrative Policy A09-034 – CPTED Review.

<https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/neighbourhood-planning/APPENDIX%20A%20TO%20CITY%20OF%20SASKATOON.pdf>



## Section 4: Special Planning Areas

The Town of Regina Beach maintains positive working relationships including consultations and coordination with Federal and Provincial departments regarding matters that may affect lands within the community. This also includes working cooperatively with Indigenous people respecting proposed developments on Treaty Land Entitlement lands. This Section includes policies regarding lands that are governed by other jurisdictions and opportunities where cooperation may be further established. Special areas in and surrounding the Town are shown on the Reference Map in **Appendix "B13"**.

### 4.1 Crown Lands

Due to the unique geography of Regina Beach, the Town has numerous locations where land is owned by the "Crown" and maintained by the Town. Crown Lands are defined in the *Provincial Lands Act* and Regulations. Crown Lands include agriculture lands and environmentally sensitive lands such as water or watercourses, easements and resources such as forests, mines and minerals.

The administration of Crown Lands is the responsibility of both the Saskatchewan Agriculture and Saskatchewan Environment. Saskatchewan Agriculture provides services for lease administration, oil and gas development, gravel exploration and extraction, Crown lease management and the sale of Crown Land.

#### Objectives

- ❖ To ensure nearby development does not impact Crown Lands negatively.
- ❖ To maintain environmentally sensitive Crown Lands in a natural and protected state.
- ❖ To work with the Saskatchewan Ministries of Agriculture and Environment to identify and determine usage of Crown Lands.

#### Policies

- 4.1.1** Crown Lands, just as deeded lands (those with title to an individual), are subject to *The Act* and municipal bylaws, except in the specific designations such as provincial forest, provincial and regional parks. The Town will work with the Ministries to develop complementary planning on these lands.

#### Shoreland Policies

- 4.1.2** The Town of Regina Beach has jurisdiction to manage many of the developments to protect natural assets. The Town shares Last Mountain Lake with surrounding communities and encourages more interaction with those communities to discuss future growth of the area.



- 4.1.3** In keeping with sustainable and environmentally responsible development, the Town shall:
- Require all development adjacent to the lakeshore and the municipal and environmental reserves to be reviewed by the Town of Regina Beach, and if required, the Water Security Agency, the Ministry of Environment, Department of Fisheries and Oceans and others, should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat;
  - Work with all levels of government and developers to ensure that any impacts are minimized; at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities;
  - Identify areas that should be set aside for retention as riparian areas to have minimum disturbance to protect fish habitat and avoid nutrients and waste entering the lake;
  - Recommend buffering of the shoreline, where possible to promote retention and stability of the shoreline;
  - Participate in educating residents and visitors of the best management practices available to ensure natural habitat and recreational use. In this regard, the Town should recommend the guidelines laid out in *The Shore Primer* prepared by the Department of Fisheries and Oceans;<sup>30</sup> and,
  - When the opportunity for infill or redevelopment occurs, apply the best management practices that encourages existing uses to apply these standards when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.

## 4.2 Indigenous Collaboration and Treaty Land Entitlements

Regina Beach is located on Treaty 4 territory and is a neighbour to Kinookimaw, a collaboration of seven First Nation Bands that use Last Mountain Lake as a traditional fishing location. The seven bands include: Daystar; Pasqua; Gordons; Muscowpetung; Poormans; Muskoweken; and Piapot.<sup>31</sup> Kinookimaw is a subdivision that shares a boundary with Regina Beach and provides leased lakefront lots to residents, a golf course and a campground.

### Objectives

- ❖ To cooperate with local Band Councils regarding land use compatibility and future development including Treaty Land Entitlements.
- ❖ To build capacity amongst each governing jurisdiction and work collaboratively on initiatives.
- ❖ To encourage shared public services and infrastructure with Treaty Land Entitlements or Specific Land Claims.

### Policies

- 4.2.1** Where a First Nation Band has purchased land within the municipality and it is pursuing “reserve” status through either Treaty Land Entitlement (TLE) or the Specific Claims process, the Town will encourage compatible development. The Town of Regina Beach will offer to meet with the Band Council or other representatives of the First Nation proposing the reserve to discuss and possibly negotiate shared services, compatible bylaws and other matters of mutual interest.
- 4.2.2** The Town of Regina Beach will continue to promote the Regina Beach Golf Club located on First Nations land.

<sup>30</sup> Department of Fisheries and Oceans, Canada and Cottage Life. 2008. <http://www.dfo-mpo.gc.ca/Library/337927.pdf>

<sup>31</sup> Kinookimaw Saskatchewan. History of Kinookimaw. 2016. Website Accessed June 2017. <https://www.kinookimaw.com/history>



4.2.3 The Town will promote communication and engagement with First Nation and Métis communities in the region in the spirit of reconciliation.

4.2.4 The Town will collaborate with First Nations and Métis communities on local and regional issues of common interest, including economic, cultural, and social development, as well as environmental protection and conservation.

4.2.5 In accordance with **Section 3.2** of this OCP, the Town may participate in the Inter-Municipal Utilities Committee (IMUC) with neighbouring municipalities and First Nation communities to partake in discussions regarding land use planning, economic development, health, environment, tourism, infrastructure, service delivery and other opportunities.



### 4.3 Saskatchewan Provincial Parks

One of the key features and amenities along Last Mountain Lake is the provincially owned and operated Regina Beach Recreation Site. The Recreation Site offers leisure and recreational options during the summer and winter months, free of charge. Amenities include washrooms and shower facilities, boat launch and fish cleaning facility, playground, beach access and beach volleyball courts and picnic areas.

#### Objectives

- ❖ To continue to work in collaboration with Saskatchewan Parks to ensure the Regina Beach Recreation Site is used, maintained, and improved over time.
- ❖ To promote the seasonal tourism that is drawn to the Town as a resort community affiliated with provincial parks of Saskatchewan.

#### Policies

- 4.3.1 The Town of Regina Beach will continue to build and strengthen the positive relationship with Saskatchewan Parks.
- 4.3.2 The Town will continue to work with Saskatchewan Parks to promote tourism and attract visitors to the community and the Regina Beach Recreation Site.
- 4.3.3 The Town will encourage that Regina Beach Recreation Site amenities are safe, maintained and accessible to all ages, backgrounds and abilities.





## Section 5: Administrative Tools and Implementation

This Section provides an overview of the tools that municipalities are able to use for guidance, implementation and monitoring progress of this Official Community Plan.

### 5.1 Action Planning

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 25+ years. This Section contains policies to ensure planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Plan, a clear plan of action or implementation strategy is required. An Action Plan template for the Town of Regina Beach has been included in **Appendix "D"** to provide the Town with a tool to identify key action items to achieve the Town's goals outlined in the Plan. Each action item will relate to a policy statement included in the Plan and requires the action items to be prioritized. These items should be reviewed and reported on regularly to measure progress and to determine if changes are required.

#### 5.1.1 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Town, the Plan gives direction to Council on their day-to-day decision-making. The Plan's land use policy areas illustrated on the **Future Land Use Map in Appendix "A"** provide general geographic demonstration of OCP policies. If the Town is to move closer to the future envisioned in this Plan, the Plan must guide other related decisions of Council. *The Act* requires that:

- Municipal bylaws and public works will conform to this Plan;
- The decision and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

#### 5.1.2 THE FUTURE IS A SHARED RESPONSIBILITY

Communities are successful when all sectors cooperate with their time, effort and resources to enhance the quality of life in the community and wider region. The Town can lead by example with engaged and informed residents to successfully guide the future measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning and the overall lifestyle in the Town.

## 5.2 Implementation and Monitoring

This Section outlines the variety of traditional tools the municipality has available for implementation and monitoring of progress and successes.

### 5.2.1 PLANNING TOOLS

*The Act* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies and review process to ensure that the Plan is effective over the long-term.

### 5.2.2 DEFINITIONS

The definitions contained in the Town of Regina Beach Zoning Bylaw shall apply to this Official Community Plan and are not contradictory to this Plan. Any amendments to the Zoning Bylaw must be made to ensure they do not conflict with this Official Community Plan.

### 5.2.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives and policies, the Official Community Plan provides guidance for the Town in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure the goals for the future development of the municipality will be achieved.

The Official Community Plan will be implemented, in part by the development-related decision that will be made in the future; however, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

### 5.2.4 CONTRACT ZONING

For the purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provision of *The Act*. The Council may enter into an agreement with a person applying for a re-zoning of land to permit a specified proposal based on the provision of:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
  - i. The uses of the land and buildings of the forms of development; and
  - ii. The site layout and external design including parking areas, landscaping, entry and exit ways, though not including the colour, texture or type of materials and architectural detail.
- c. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d. A condition that, on the re-zoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and the time limits prescribed in the agreement.

*The Act* (ss. 69) contains the provisions on entering into a re-zoning agreement. The following are additional guidelines:

- The re-zoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- The re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- The development or re-development of the site for the specific use will be of benefit to the immediate area, the municipality and the region; and
- The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as the *Condominium Act*, or environment or health regulations.

### 5.2.5 CONCEPT PLANS

In accordance with *The Act* (ss. 44), the Town may require the preparation of a Concept Plan in support of multiple lot subdivisions, complex rezonings, discretionary use applications or any major development. The purpose of the Concept Plan is to provide a detailed summary of the proposed development including demonstration of the:

- Rationale for the proposed development;
- Conformity to the OCP and Zoning Bylaw;
- Existing site conditions;
- Development design, land uses, densities, and phasing;
- Site drainage, landscaping, servicing and utilities strategy including identification of utility corridors and easements; and
- Access, circulation and transportation strategy;

The Concept Plan should also demonstrate the suitability of the land for the proposed development, the potential impacts on neighbouring land uses and any environmental considerations and mitigation strategies. If applicable, the Concept Plan should reference any required special studies in accordance with **Section 5.2.6** of this OCP below.

When the proponent of a proposed development is required by the Town to prepare a Concept Plan, the approved Concept Plan shall be appended to this OCP to provide further assurance that the development abides by what was approved within the Concept Plan. Any deviations to an approved Concept Plan shall therefore require an OCP amendment pursuant to **Section 5.2.13** of this Bylaw.

### 5.2.6 SPECIAL STUDIES

Developers may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution and general risk to health and the environment.

### 5.2.7 PUBLIC WORKS

The capital works program and public improvements of the Town shall be consistent with the policies set out in this Official Community Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.



### 5.2.8 DESIGN STANDARDS AND GUIDELINES

The development and administration of design standards and guidelines are encouraged throughout the Town. These guidelines may include areas such as building or site design and appearance, lighting, signage, building orientation, trails and landscape design standards to promote and achieve a high standard of development.

### 5.2.9 DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a development levy bylaw as specified in *The Act* (ss. 169 & 170). Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of land, Council may by bylaw, provide for the recovery of those capital costs.

Council may adopt a bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of unit costs to be applied. Prior to adopting the bylaw, Council will undertake studies necessary to define capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

### 5.2.10 SERVICING AGREEMENTS

Council may establish a separate fee bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision. In accordance with *The Act* (ss. 172), to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision, Council may request a servicing agreement with the developer.

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. The agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and their customers. The municipality may consider a general municipal share in the costs of the off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

### 5.2.11 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town. The affected municipality has input into the subdivision procedure:

- The municipality provides comments on all subdivision applications within the municipality;
- The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width or depth of lots and other spatial land uses standards. Zoning is intended to implement the municipality's development policies, and to ensure that subdivision contributes to the success of the long-term goals of the community; and
- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to the Ministry of Government Relations.

### 5.2.12 MONITORING AND PERFORMANCE

The Official Community Plan is a document intended to guide decision making over the long-term and is not a static document that commits the Town to an inflexible development policy. As new issues and concerns arise or current ones change, the Plan shall be revised to meet these changes. The Plan shall be reviewed every five years from the date of its adoption by Council to evaluate the stated goals, objectives and policies, and their relevancies.

The Official Community Plan must be kept up-to-date to ensure that the document will address development issues facing the Town. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the municipality.

### 5.2.13 AMENDMENT

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Act*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Town shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodic review and amendment, the Plan should serve as an effective guide for Council to make decision on the future development of the municipality.

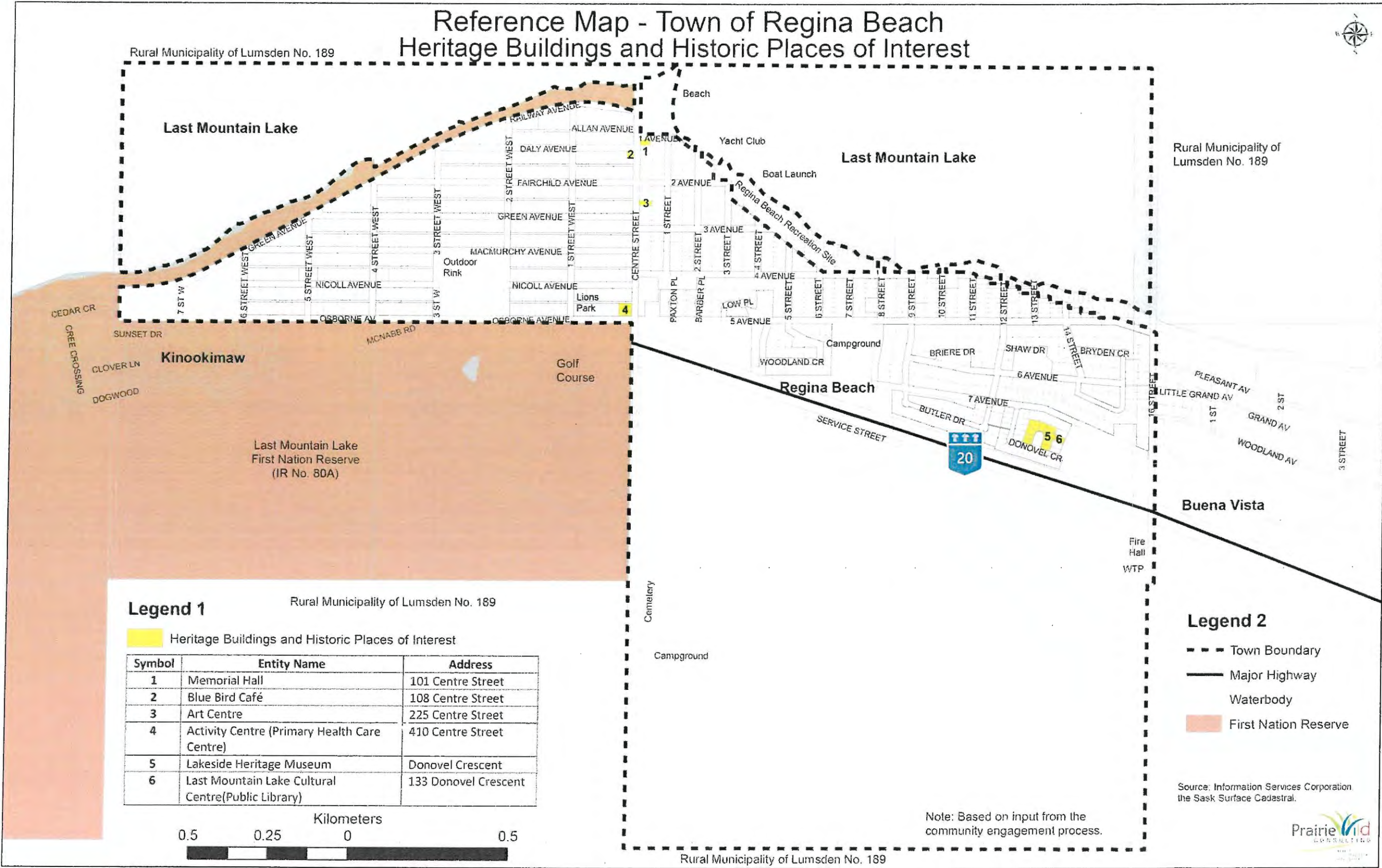
### 5.2.14 PUBLIC PARTICIPATION

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

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



Appendix "B1" - Heritage Buildings and Historic Places of Interest





## **Appendix “B” - Town of Regina Beach Reference Maps**

Appendix “B1” – Heritage Buildings and Historic Places of Interest

Appendix “B2” – Heritage Sensitive Lands

Appendix “B3” – Community Park and Recreational Amenities

Appendix “B4” – Distances to Regional Points of Interest

Appendix “B5” – Municipal Potable Water Wells

Appendix “B6” – Natural Gas Pipelines

Appendix “B7” – Paved Roads

Appendix “B8” – Transportation Hierarchy

Appendix “B9” – Water Distribution System

Appendix “B10” – Natural Constraints

Appendix “B11” – Health, Safety and Emergency Services

Appendix “B12” – Emergency Evacuation Map

Appendix “B13” – Special Areas



Appendix "A" – Town of Regina Beach Future Land Use Map

APPROVED  
REGINA, SASK.

JUN 06 2022

Minister of Government Relations

LEGEND

Existing

- Residential
- Core Commercial
- Highway Commercial
- Industrial
- Green Space & Community Service
- Commercial Recreation
- First Nation Reserve
- Floodway Line (492m)\*
- Flood Fringe Line (493m)\*
- Town Boundary

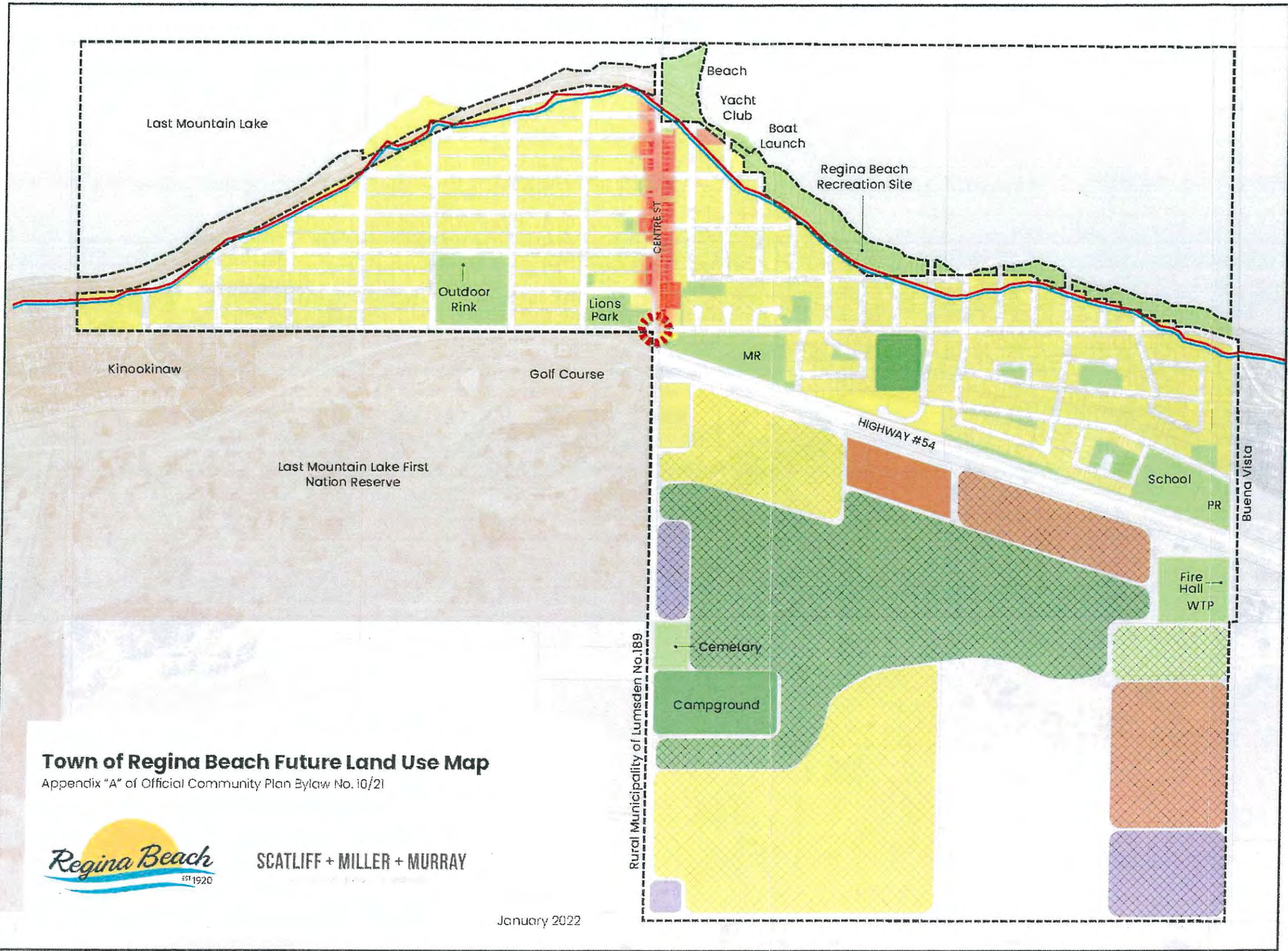
Future

- Residential
- Highway Commercial
- Industrial
- Green Space & Community Service
- Commercial Recreation
- Town Gateway

Notes:

**GEOTECHNICAL ANALYSIS REQUIRED**  
In accordance with Section 3.7 of this Bylaw and Section 3.6 of the Zoning Bylaw, all new development within the Town shall require a geotechnical analysis report prepared by a Registered Engineer in the Province of Saskatchewan.

\*The 492m Floodway and 493m Flood Fringe elevation contour lines are based on the 1:50,000 National Topographic System map from Natural Resources Canada and are for reference purposes only. Refer to Section 3.7 of this Bylaw for policies regarding development within the Floodway and Flood Fringe areas



Town of Regina Beach Future Land Use Map

Appendix "A" of Official Community Plan Bylaw No. 10/21

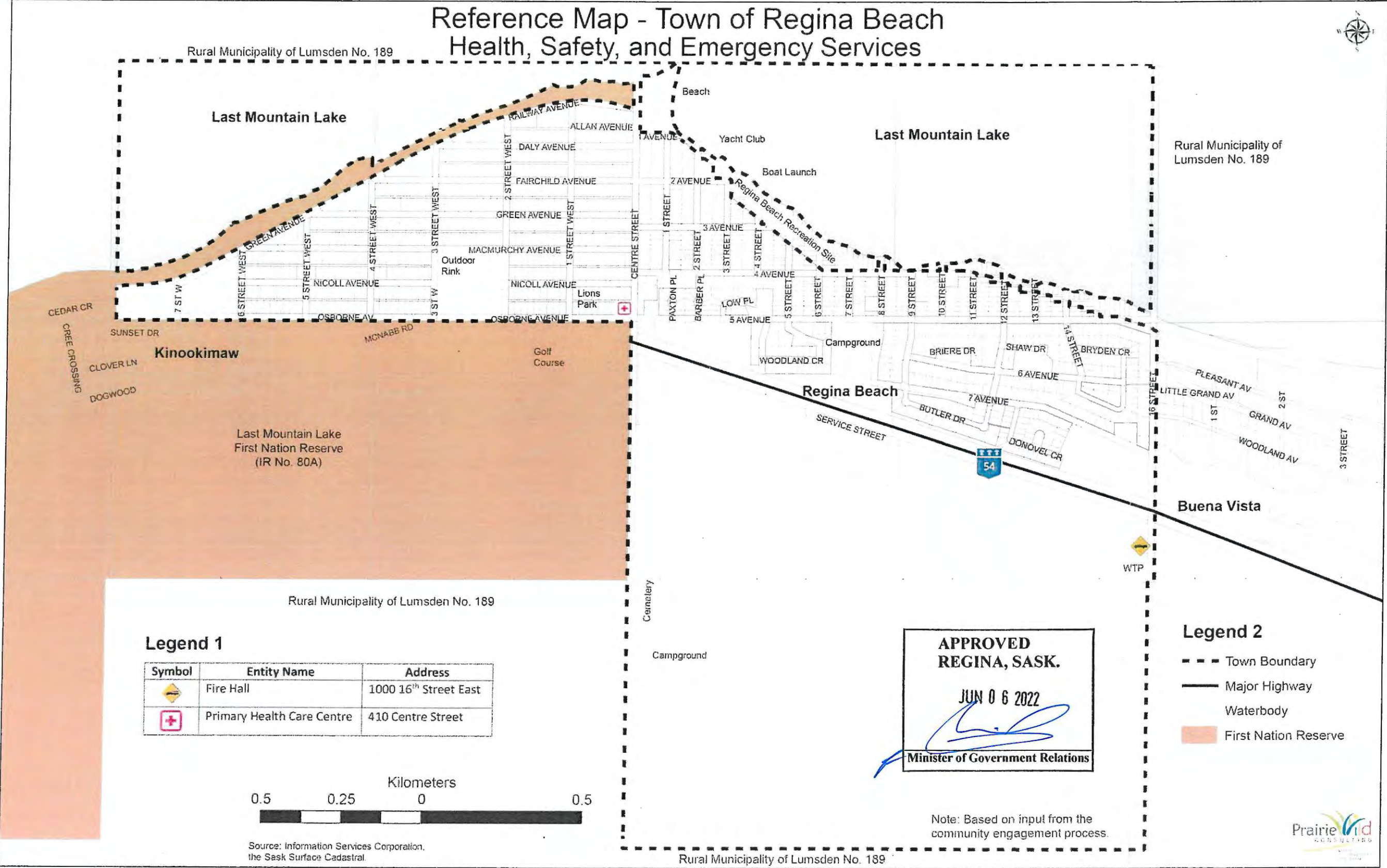


SCATLIFF + MILLER + MURRAY

January 2022

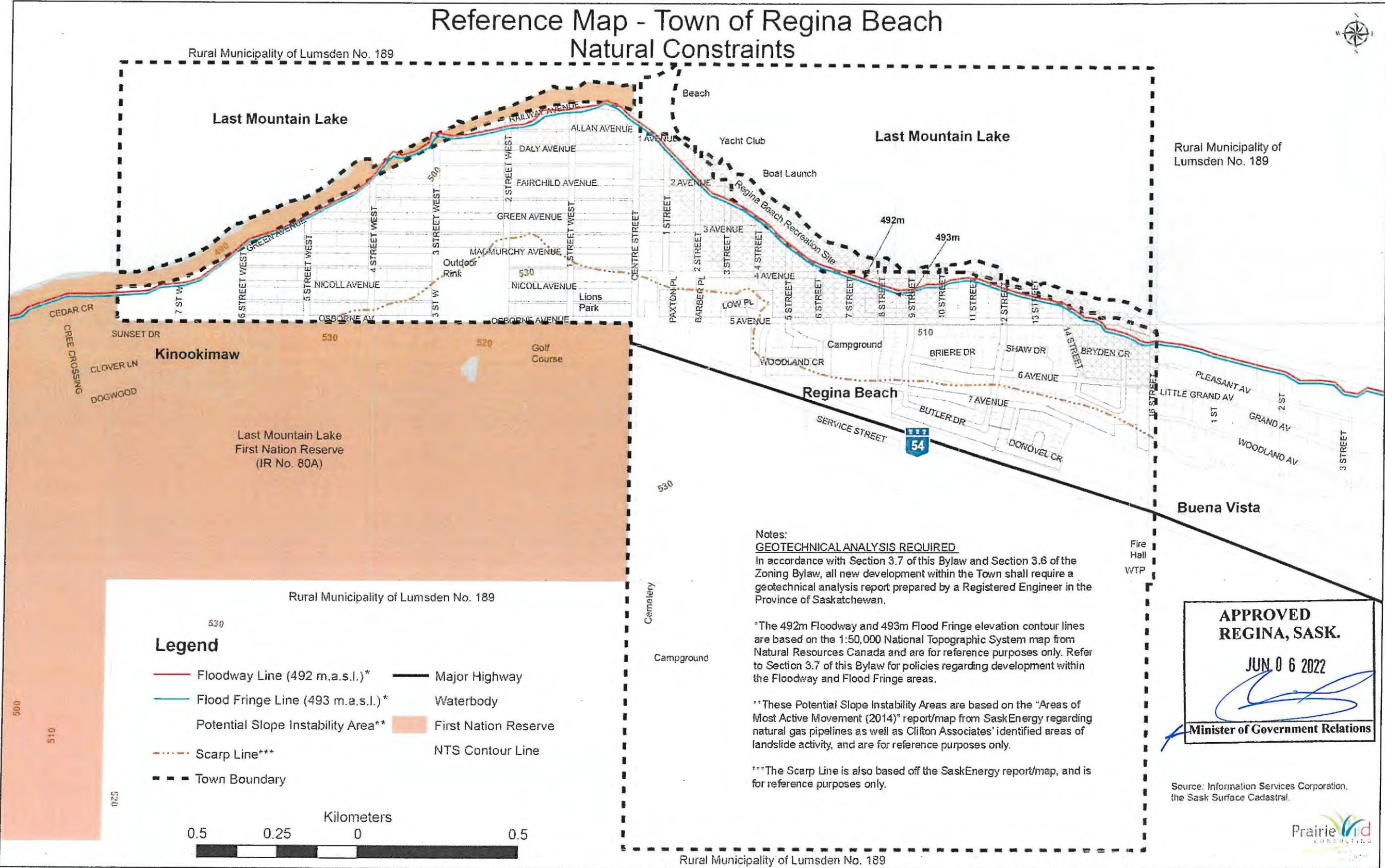


Appendix "B11" – Health, Safety and Emergency Services



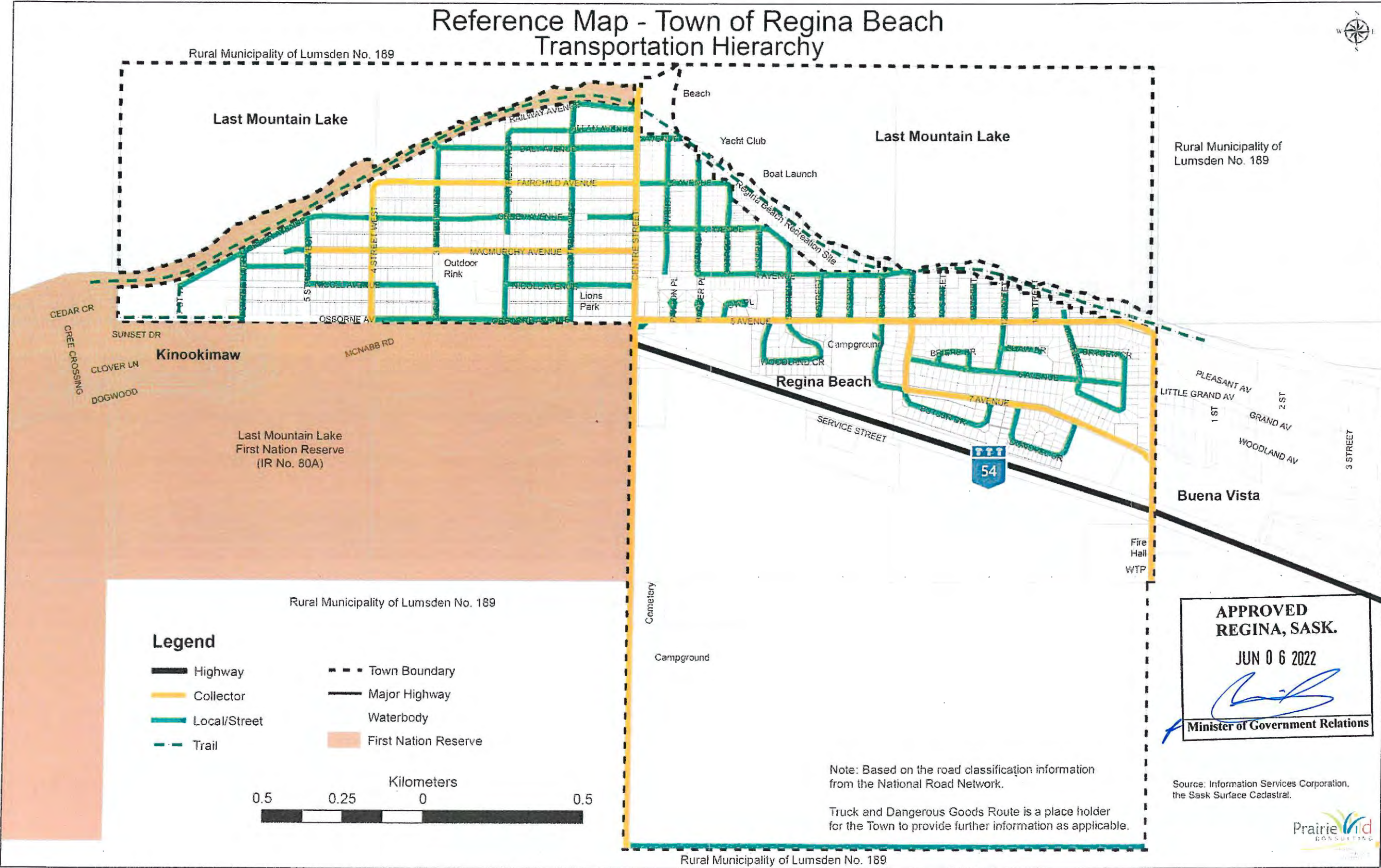


Appendix "B10" - Natural Constraints



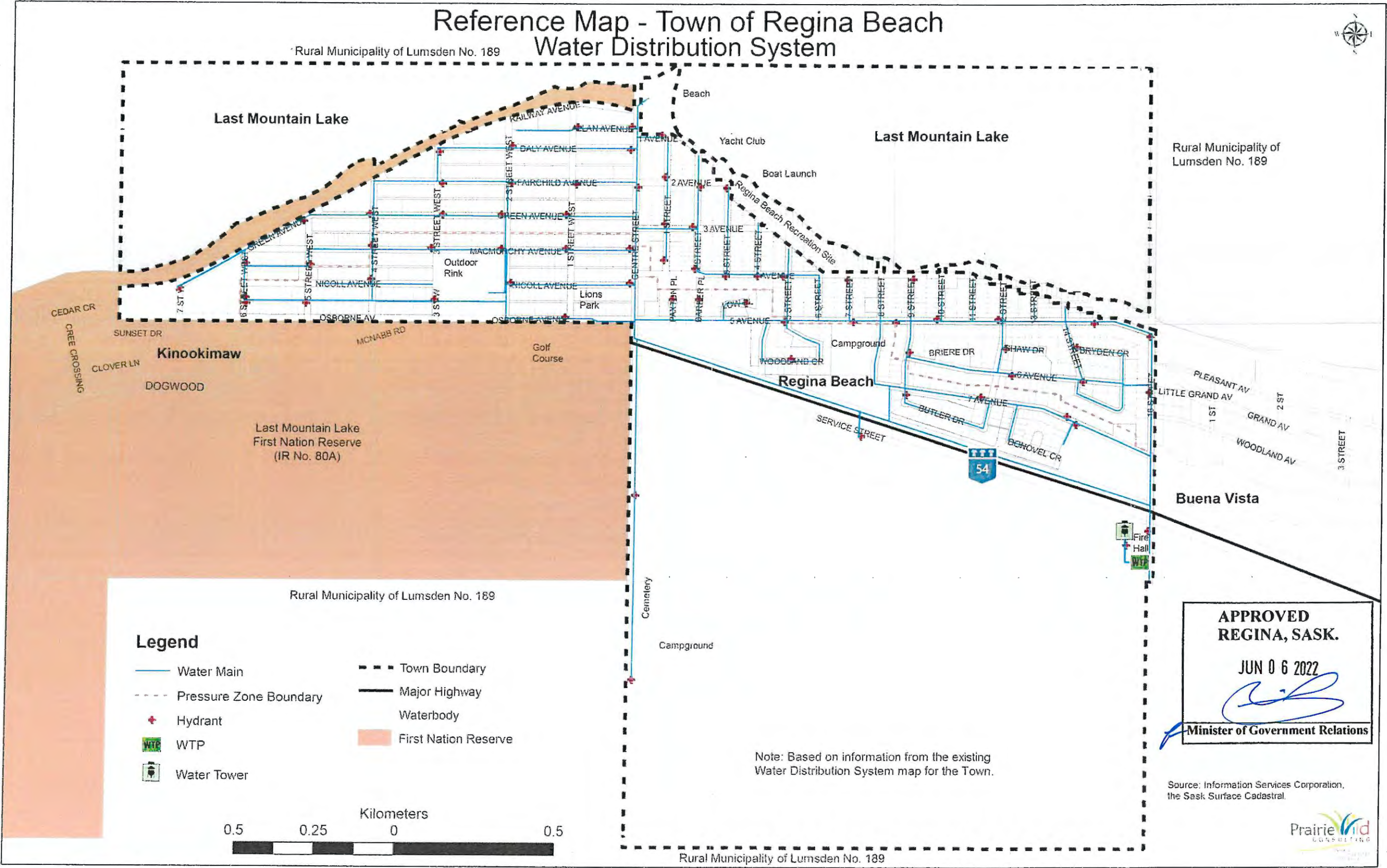


Appendix "B8" - Transportation Hierarchy



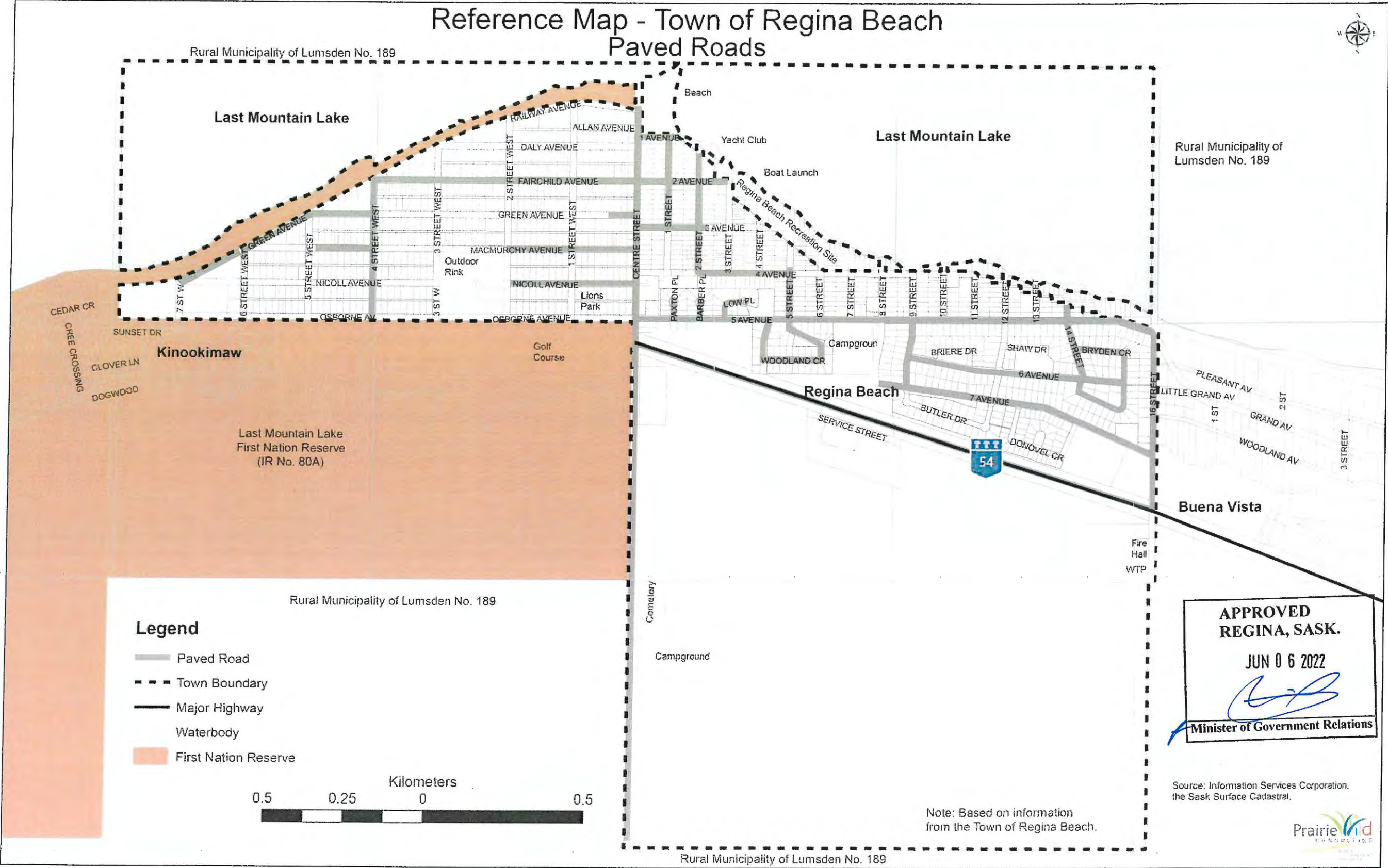


Appendix "B9" - Water Distribution System



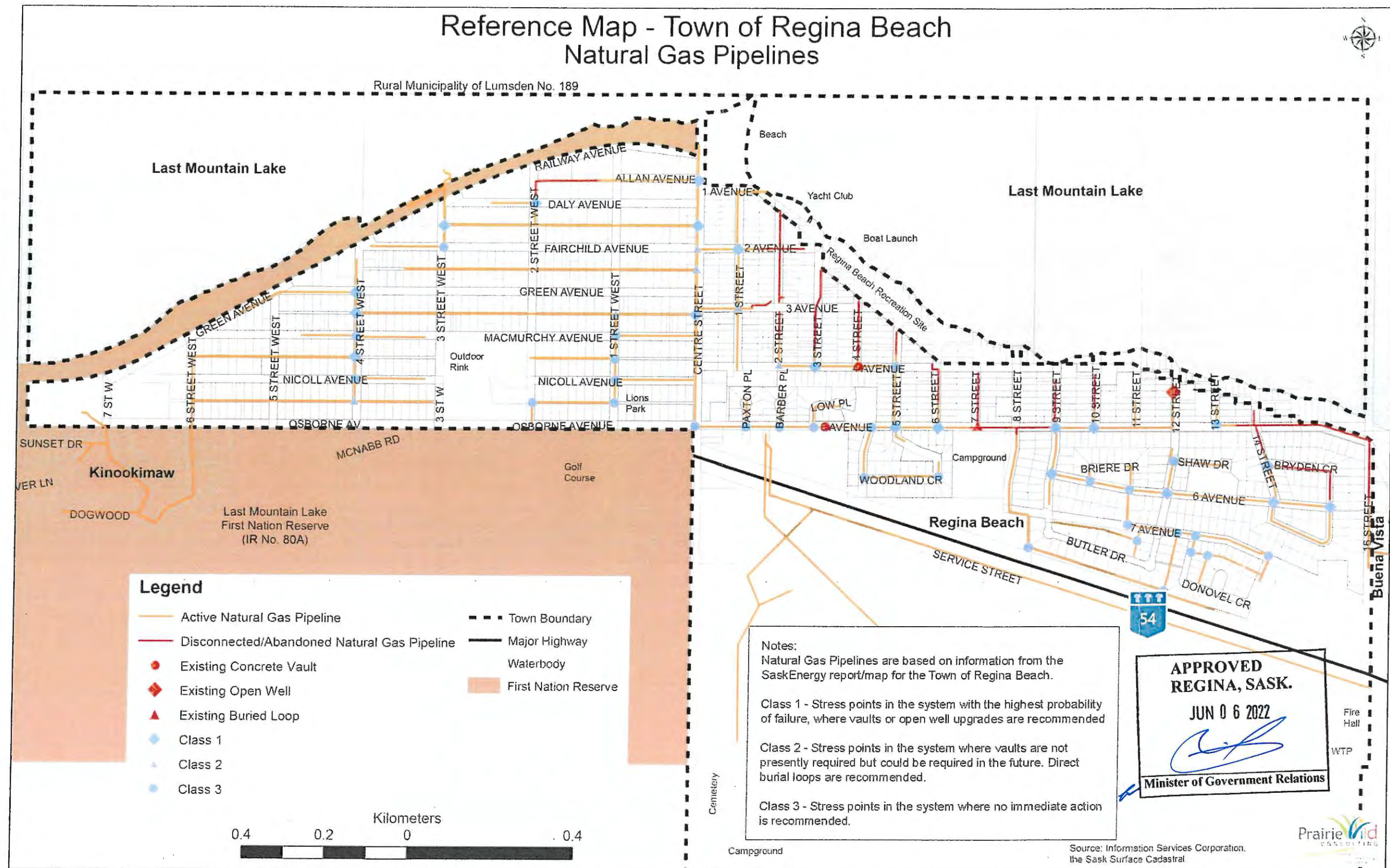


Appendix "B7" - Paved Roads



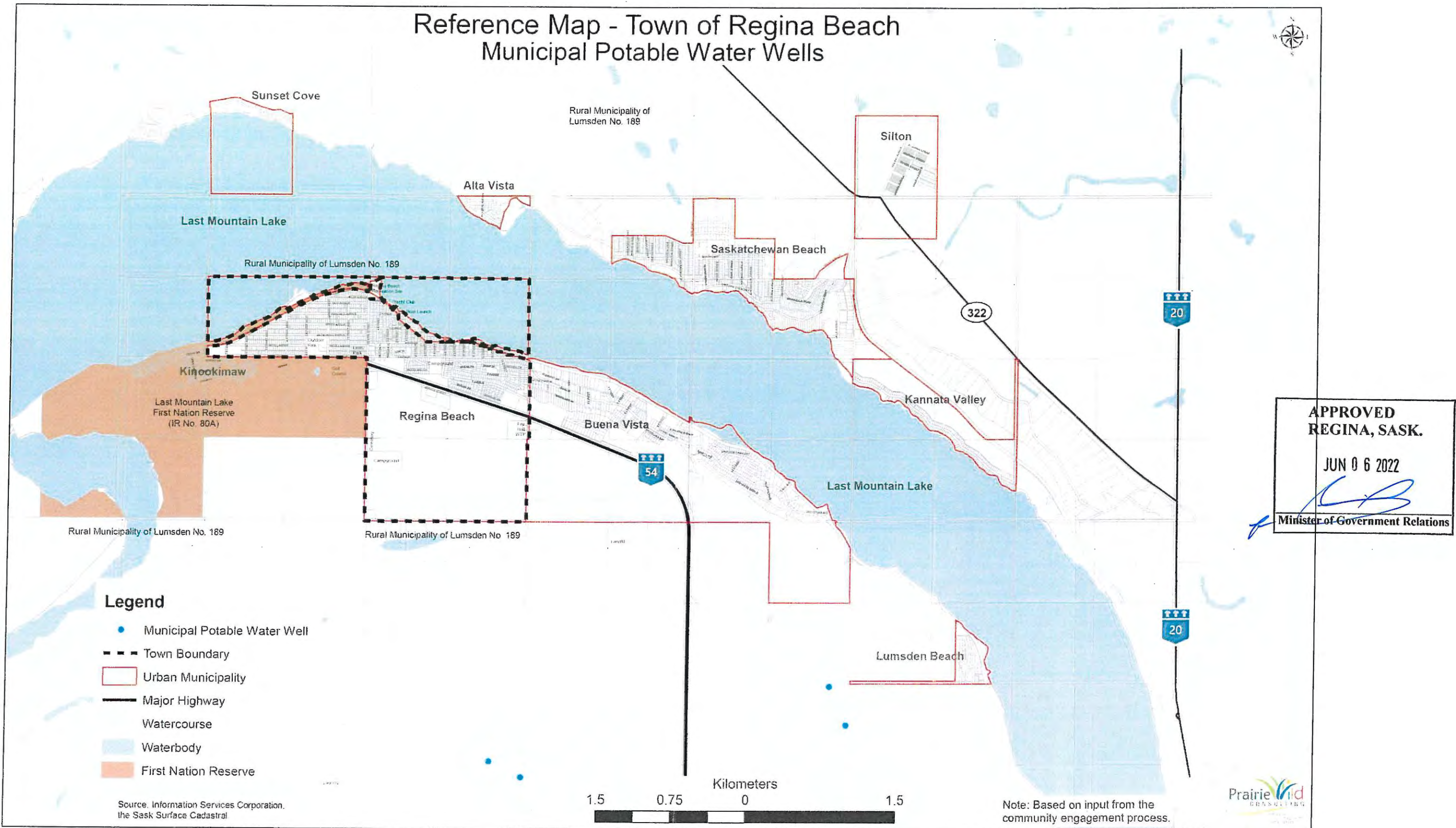


## Appendix "B6" – Natural Gas Pipelines

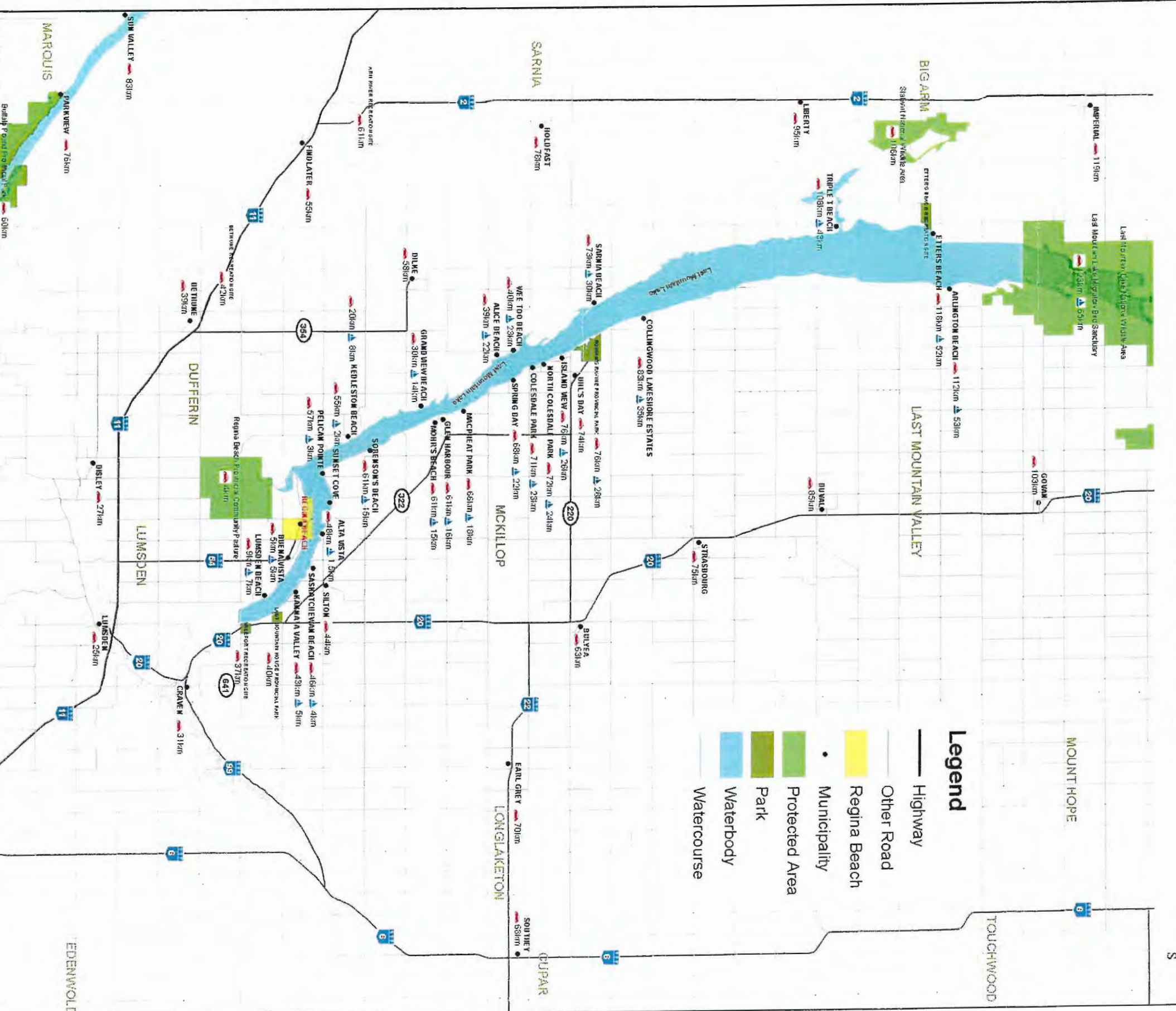




Appendix "B5" - Municipal Potable Water Wells

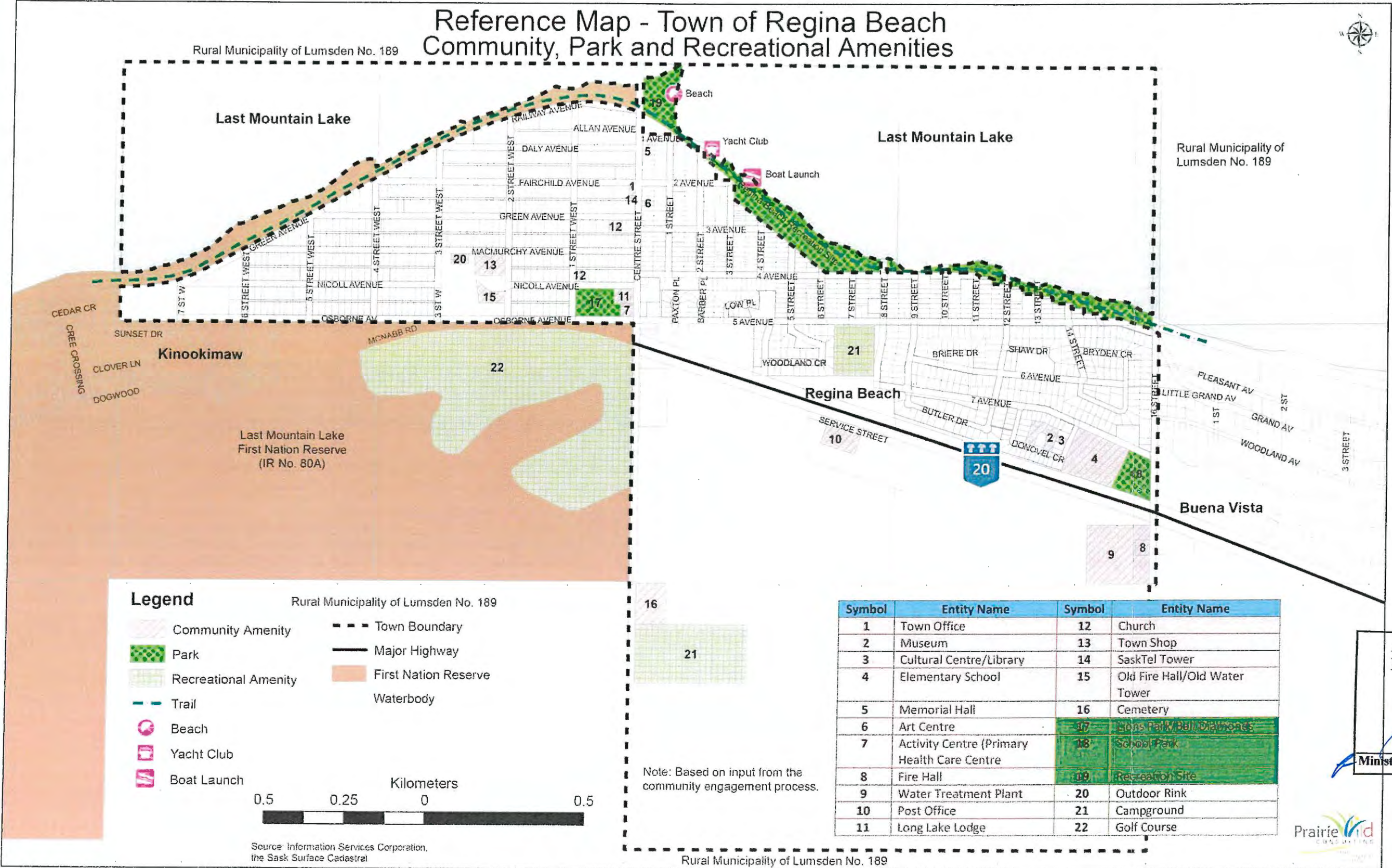








Appendix "B3" - Community Park and Recreational Amenities



APPROVED  
REGINA, SASK.

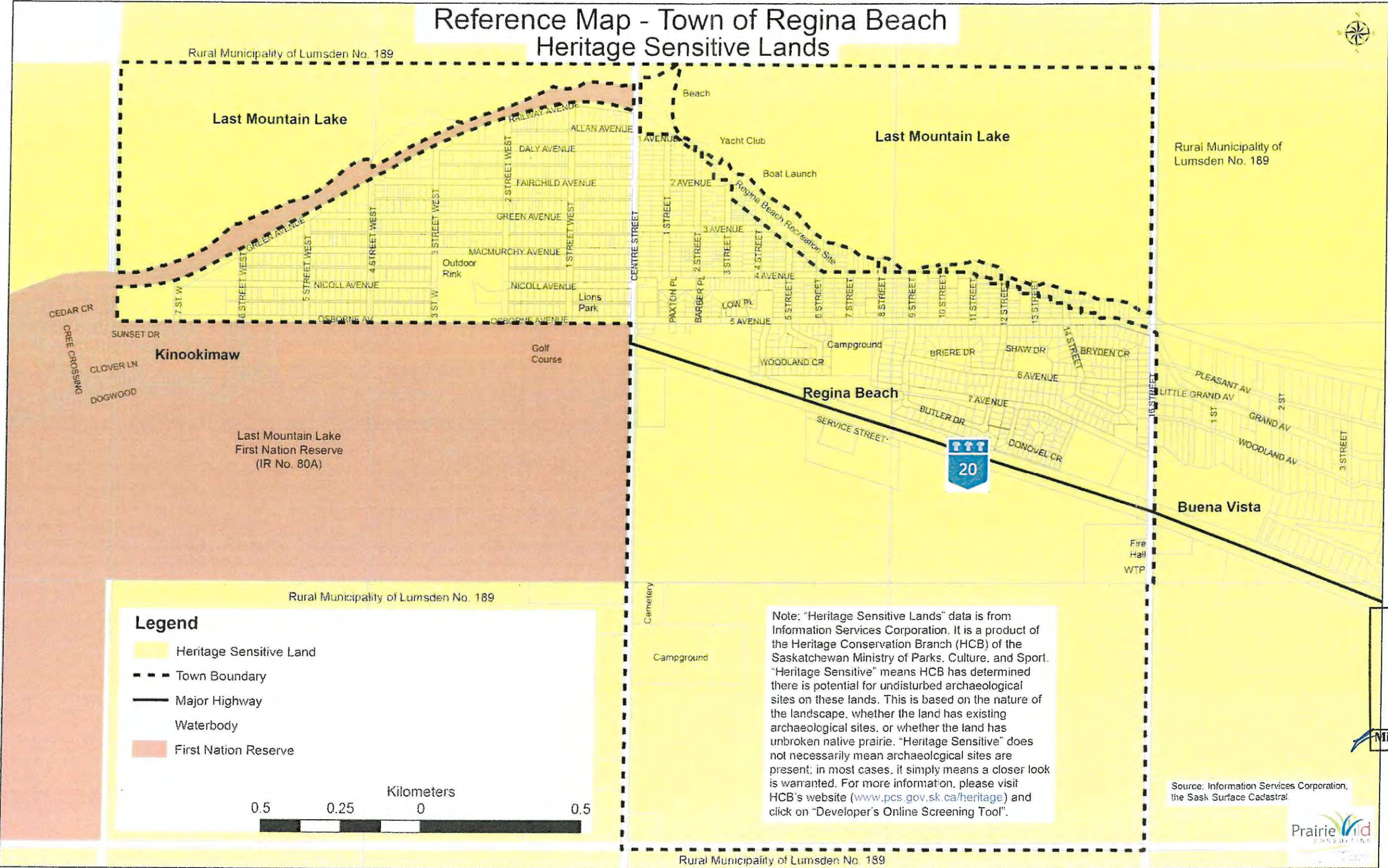
JUN 06 2022

Minister of Government Relations



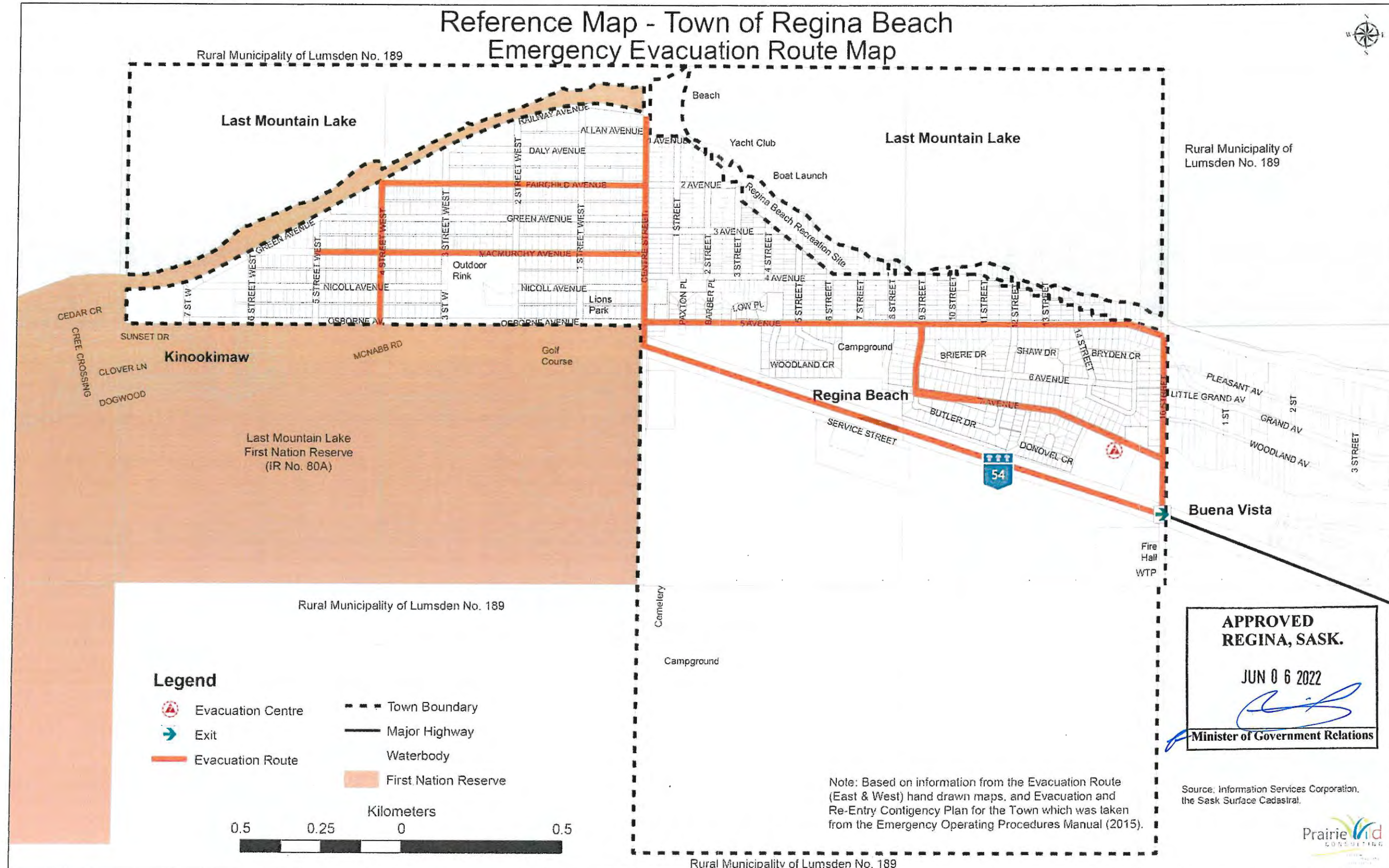


Appendix "B2" – Heritage Sensitive Lands



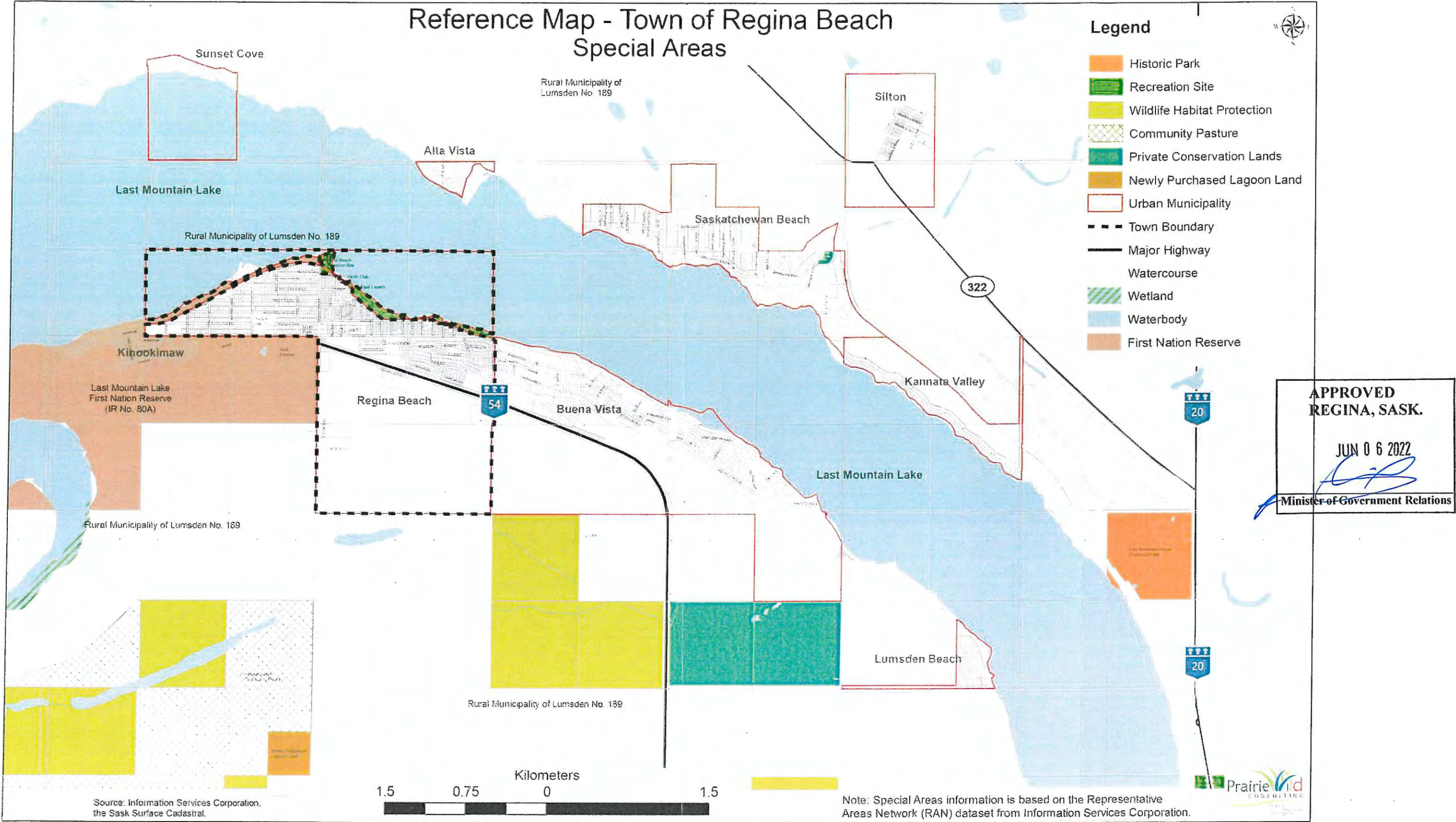


## Appendix "B12" – Emergency Evacuation Map





Appendix "B13" – Special Areas





## Appendix "C" – Town of Regina Beach Infrastructure Capacities

<b>Connections</b>	Approximately 1,000
<b>Water Supply</b>	Currently, 4 wells provide the Town of Regina Beach with 125,000,000 litres/year
<b>Surplus Capacity (Percentage/Population)</b>	The Water Treatment Plant production vs supply capacity is nominally 65%
<b>Annual Water Treatment</b>	~120,000 m <sup>3</sup> or 120,000,000 litres
<b>Septic Treatment</b>	The Town operates a four-cell lagoon with one primary cell and three evaporation cells, which has been in services since the Fall of 2018.
<b>Surplus Capacity (Percentage / Population)</b>	The new wastewater treatment system is operating at approximately 25% capacity.
<b>Solid Waste Management (Transfer Station / Landfill Life Expectancy)</b>	The Town owns and operates a landfill site – LSD15/11/21/22W2nd, RM Lumsden No, 189. Life expectancy of the landfill is 25-40 years.
<b>Current Engineering Study</b>	A Phase 1 assessment of the landfill will take place in Spring of 2022.
<b>Public Wells or Well-Heads</b>	The Town operates four wells to supply the Water Treatment Plant.
<b>Water Lines / Utilities</b>	The Town operates a water distribution system that services all properties.
<b>Lagoons</b>	Yes – LSD8/4/21/22/W2nd RM of Lumsden No. 189
<b>Cemetery</b>	Yes – A/10140561/Ext 81

## Appendix "D" – Town of Regina Beach

### Action Plan Table

The following Action Plan Table is a starting point for Administration, Council, community members, and others in Regina Beach. It is the intention that the table will become a working copy as the Official Community Plan is implemented and amended as needed over time.

Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline i.e. immediate, mid-term, 10+years	Current Status	Reporting Period Status Update (Typically annually)
<b>3.1 Guiding Growth and Development (General Policies)</b>					
✓					
✓					
✓					
<b>3.2 Working with Our Neighbours (Social, Educational and Inter-Municipal Policies)</b>					
✓					
✓					
✓					
<b>3.3 Preserving Our Lakeshore</b>					
✓					
✓					
✓					
<b>3.4 Celebrating Our Culture and Heritage</b>					
✓					
✓					
✓					
<b>3.5 Exploring Our Recreational Resources (Parks and Recreation)</b>					
✓					
✓					
✓					
<b>3.6 Enhancing Our Infrastructure Networks (Infrastructure and Transportation)</b>					
✓					
✓					
✓					



**3.7 Conserving Our Natural Environment (Conservation and Natural Hazards)**

✓				
✓				
✓				

**3.8 Making a Place to Call Home (Residential)**

✓				
✓				
✓				

**3.9 Fostering Our Economic Vitality (Commercial and Industrial)**

✓				
✓				
✓				

**3.10 Ensuring Our Health and Safety (Public Health and Safety)**

✓				
✓				
✓				

**3.11 Developing Our Downtown (Core Commercial on Centre Street)**

✓				
✓				
✓				

**4.1 Crown Lands**

✓				
✓				
✓				

**4.2 Indigenous Collaboration and Treaty Land Entitlements**

✓				
✓				
✓				

**4.3. Saskatchewan Provincial Parks**

✓				
✓				
✓				