

RESORT VILLAGE OF THODE

Official Community Plan (Bylaw No. 1/20)

FINAL DRAFT



January 2020
Prepared by V3 Companies of Canada Ltd.



Resort Village of Thode

BYLAW NO. 1 - 2020

A Bylaw of the Resort Village of Thode to adopt an Official Community Plan.

Whereas the Council of the Resort Village has authorized the preparation of an Official Community Plan pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "*The Act*") and pursuant to Section 46 of *The Water Security Agency Act*;

Whereas Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of *The Act*;

Whereas, in accordance with Section 207 of *The Act*, the Council of the Resort Village of Thode held a Public Hearing on August 21st, 2021 in regards to the proposed bylaw, which was advertised in a weekly paper on July 5th, 2021 and July 12th, 2021, in accordance with the public participation requirements of *The Act*;

Whereas *The Water Security Agency Act* provides in Section 46 that Council may pass bylaws respecting use and control of land in the Reservoir Development Area;

Therefore, the Council for the Resort Village of Thode in the Province of Saskatchewan, in an open meeting hereby enacts as follows:

Schedule 1 of Bylaw No. #1/2009, known as the Resort Village of Thode Basic Planning Statement, as amended, is hereby repealed. This bylaw may be cited as "The Resort Village of Thode Official Community Plan".

The Official Community Plan (OCP) is adopted to provide a framework to guide and evaluate future development within the Resort Village in accordance with OCP policies. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First time this 23 day of January, 2020 Read a Second time this _____ day of _____, 2020 and Read a Third time this ___ day of __, 2020.

MAYOR

ADMINISTRATOR

Approved by:



MINISTER OF GOVERNMENT RELATIONS

WATER SECURITY AGENCY

This plan was prepared by a Registered Professional Planner



Alan G. Wallace, RPP, MCIP

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Appendix A – Land Use Map

1.0 Introduction

1.1 Purpose

In accordance with the Water Security Agency Act and the Planning and Development Act, 2007 the Resort Village of Thode (herein after referred to as the "Resort Village") adopts this Official Community Plan (OCP) to provide a policy framework to adopt goals, objectives and policies of the Resort Village related to the physical, environmental, and economic, development within the Resort Village.

The objectives and policies of the OCP shall apply within the incorporated area of the Resort Village of Thode. Consideration must be given to the objectives and policies relating to all lands outside the limits of the Resort Village and the objectives of the Saskatchewan Water Corporation and Water Security Agency in connection with the Blackstrap Reservoir Development Area. All development within the Resort Village shall conform to the objectives and policies contained in this **OCP**.

1.2 Legislative Requirements

The legislative requirements for an OCP are established in Section 32 of *The Planning and Development Act, 2007* and are listed below:

- a) An OCP must incorporate, insofar as is practical, any applicable provincial land use policies and Statements of Provincial Interest.
- b) An OCP **must** contain statements of policy with respect to:
 - i. sustainable current and future land use and development in the municipality;
 - ii. current and future economic development;
 - iii. the general provision of public works;
 - iv. the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
 - v. the management of environmentally sensitive lands;
 - vi. source water protection;
 - vii. the means of implementing the OCP;
 - viii. the co-ordination of land use, future growth patterns and public works with adjacent municipalities; and

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- ix. if the municipality has entered into an inter-municipal development agreement pursuant to the relevant sections of *The Act*, the implementation of the inter-municipal development agreement.
- c) An OCP may:
- i. address the co-ordination of municipal programs relating to development;
 - ii. contain statements of policy regarding the use of dedicated lands;
 - iii. contain concept plans pursuant to section 44;
 - iv. contain a map or series of maps that denote current or future land use or policy areas;
 - v. if a council has been declared an approving authority pursuant to subsection 13(1), contain policies respecting site plan control for specific commercial or industrial development pursuant to section 19; and
 - vi. contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.

1.3 Location & Background Information

The Resort Village of Thode is located within the boundaries of the Blackstrap Reservoir Development Area. The Resort Village was created by an order of the Minister of Urban Affairs on January 1, 1981. The legal description of the boundaries of the Resort Village of Thode is as follows;

- a) All that portion of the Northwest Quarter of Section 31, in Township 32, in Range 3, lying northwest of the northwestern bank of the Blackstrap Reservoir.
- b) All that portion of Section 36, in Township 32, in Range 4, lying Northwest of the Northwestern bank of the Blackstrap Reservoir and lying South of the Northwestern and North boundary of the Reservoir right-of-way as shown on Registered Plan No. 68-S-15780; and that portion of the surveyed road as shown on Registered Plan No. N391.
- c) All that portion of the Southeast Quarter of Section 35, in Township 32, in Range 4, lying northwest of the northwestern bank of the Blackstrap Reservoir and lying

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South of the northwestern boundary of the Blackstrap Reservoir as shown on Registered Plan No.68-S-15780.

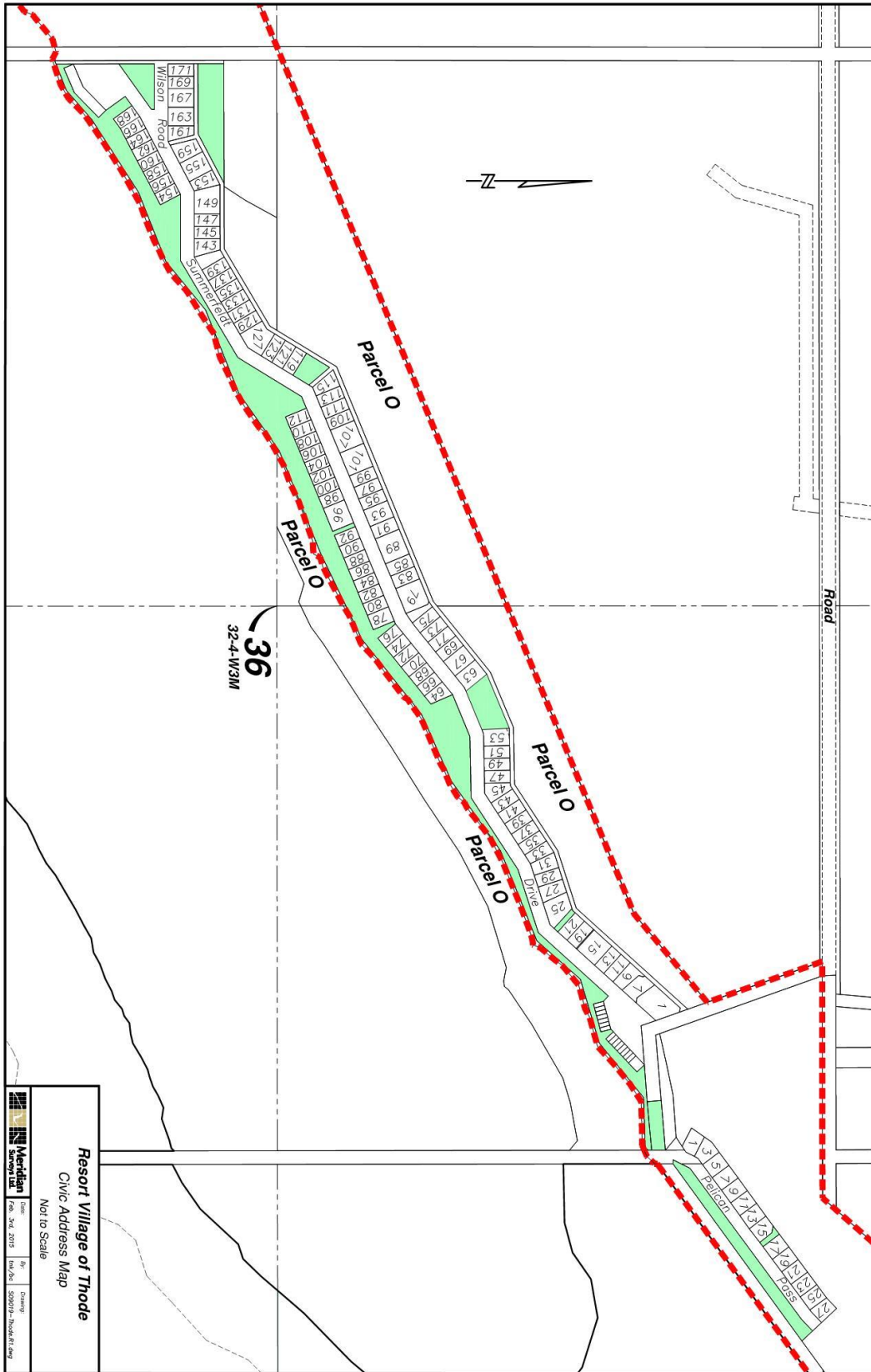
- d) All that portion of the Southwest Quarter of Section 6, in Township 33, in Range 3 lying south and west of the southwesterly limit of Registered Road Plan No. 68-S21854; northwest of the northwestern bank of Blackstrap Reservoir and southeast of the northwestern limit of Blackstrap Reservoir Right of Way, shown on Registered Plan No. 68-S-15780; that portion of surveyed road as shown on Registered Plan No. N391.

All of the Municipality is west of the Third Meridian, in the Province of Saskatchewan. The nearest urban centres are the Town's of Dundurn and Hanley, and the City of Saskatoon. The Resort Village of Thode is located within the Rural Municipality of Dundurn No. 314. The location of the Resort Village is approximately 40 kilometres southeast of the City of Saskatoon. The Resort Village was incorporated to achieve local control over municipal costs and control over the use and development of land within the subdivision (see next page).

In 1988 the Resort Village contained 111 lots. There were approximately 51 permanent residents in the Resort Village of Thode. In 2019, there were approximately 157 permanent residents, 108 dwellings, 112 residential lots and 16 recreational/boat house lots. Potential for future boat lot development exists, subject to investigation into WSA regulations and conformance with floodplain building setbacks.

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2.0 Municipal Vision & Goals

2.1 Vision

The following Vision Statement represents where the Resort Village of Thode wants to be in the future:

- *The Resort Village of Thode is a close-knit community enjoying the advantages of being on the lakeshore of Lake Blackstrap. At the same time as offering services, facilities and programs that support our families, our children our community strives for the sense of belonging that fosters a strong community for the foreseeable future.*
- *The Resort Village of Thode supports environmental stewardship, continuous improvement of our services, facilities and programs and a sustainable growth strategy that considers sound fiscal practices and prudent investment of the assets of the community*
- *The Resort Village of Thode has promoted and will continue to promote vibrant community partnerships with our neighbouring municipalities, community organizations and governments at all levels. These partnerships will secure safer communities, leverage mutual resources and assets and provide for regional programs, services and facilities that continue to enhance the quality of life for every resident across the entire region.*

2.2 Community Goals

The goals of the Resort Village describe the main emphasis for future development of the community. These goals provide a guide for planning and development in the Resort Village. The planning and development goals of the Resort Village are:

- a) To protect and enhance the environmental quality of the Resort Village and its surrounding area for the primary purpose of developing a low-density residential resort and recreational community for its citizens and the generations of citizens to come.
- b) To provide for the orderly and appropriate development of all land, consistent with, and complementary to the primary purpose stated above, by reason of appropriate size, superior quality and the well-considered location of development.
- c) To ensure that the development of the Resort Village enhances the overall environment of the Blackstrap Reservoir Development Area, the Resort Village will develop in concert with other municipal partners in the region including the Whitecap Dakota First Nation.

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3.0 Developing the OCP

3.1 Consultations with Stakeholders

Three stakeholder groups were engaged throughout the development of the OCP:

1. Council & Administration

Elected officials and administration were engaged to provide comments on the OCP draft. Their insight has been incorporated into the policies and objectives in this document.

2. General Public

In accordance with Bylaw No. 10-05 (Public Notice) the Resort Village of Thode shall provide sufficient public notice and advertise accordingly to allow the general public an opportunity to review the OCP draft to provide comment.

3. Whitecap Dakota First Nations

V3 Companies of Canada Ltd. reached out to Whitecap Dakota First Nations to share the draft OCP document with their community to provide input. As regional partners, it is important that continual relationship building and sharing of information is maintained. Engaging with Whitecap Dakota First Nations was particularly important with the prospect of a potential future roadway connection between Highway 11 and the Dakota Whitecap reserve.

3.2 Referrals to Ministries & Agencies

The Water Security Agency (WSA) was engaged in accordance with the Planning & Development Act. The WSA was forwarded the draft OCP for review and to provide comment. The WSA came back with administrative comments regarding regional services, environmental and municipal management services and drainage. Relevant statements affecting policy have been considered in this OCP.

3.3 Statements of Provincial Interest

This OCP was developed incorporating, insofar as is practical for the Resort Village, applicable provincial land use policies and Statements of Provincial Interest (SPI). The Resort Village will implement, plan and update zoning bylaws and subdivision bylaws in conformance with the current Statements of Provincial Interests Regulations and in cooperation with provincial agencies.

SPI	OCP Section	Comments
Agriculture and Value-Added Agribusiness	Not addressed.	Resort Village does not include agricultural lands.
Biodiversity and Natural Ecosystems	4.2	Policies within the Parks, Recreation and Open Space section are in place to protect the natural environment and prevent shoreline erosion.
First Nations and Metis Engagement	3.1	Whitecap Dakota First Nation was engaged during the development of the OCP.
Heritage and Culture	4.0	Guiding principles, policy objectives, and policies are in places to protect and maintain the character of the Resort Village.
Intermunicipal Cooperation	5.8	The Resort Village of Thode actively works with other municipalities (Shields, Town & R.M of Dundurn, Town of Hanley) for utilities and operations.
Mineral Resource Exploration and Development	Not addressed.	Not Applicable to the Resort Village.
Public Safety	4.4	Policies in place to minimize risk of fire and flooding.
Public Works	4.4	Policy in place to develop a stormwater management system.
Recreation and Tourism	4.2	Resort Village provides recreational amenities through MR space and maintaining access to Blackstrap Lake.
Residential	4.1	The primary objective of the Resort Village is to maintain the residential character and allure of the community.
Sand and Gravel	Not addressed.	Not applicable to the Resort Village.
Shoreland and Water Bodies	4.1, 4.2, 4.5	Maintaining and protecting the integrity of the lake and shoreline is a high priority for the Resort Village.
Source Water Protection	4.4	Policy directions to protect water resources through stormwater and wastewater management initiatives. The Resort Village purchases potable water from the Dundurn Rural Water Utility.
Transportation	4.4	Policy to maintain service levels and to work with regional partners for upgrades.

4.0 Land Use Policy Areas

4.1 Residential

4.1.1 Residential Character and Guiding Principles

The character of the dwellings within the Resort Village of Thode is demonstrated by the existing dwellings constructed of a size comparable with that of average sized single-unit dwellings situated on standard single-family lots. This character should be maintained as a minimum standard and enforced when considering any future construction and development within the community. The Resort Village will consider proposals for multiple unit dwellings in the form of duplexes, semi-detached dwellings and street townhouses only.

The Resort Village is intended to be comprised mainly of owner-occupied dwellings. Short-term rentals may be accommodated in limited amounts so as to not interfere with the owner-occupied character of the Resort Village.

The character and appeal of the community is to be maintained and enhanced, through the appropriate storage of materials, equipment and vehicles and necessary maintenance and upkeep of all properties.

Maintenance, proper storage and upkeep of properties are important for maintaining character and for safety within the community. Proper maintenance can help to mitigate the already high-risk threshold for fire damage given limited fire protection available within the entire community.

The Resort Village is bound by legislation to ensure that all dwellings within the community conform with Part 9 of the National Building Code and related codes and statutes, including but not limited to, the Plumbing, Electrical and Fire Codes of Canada and Saskatchewan, and any and all additions thereto that are enacted through legislation or regulation by the Government of Saskatchewan.

The Resort Village of Thode continues to develop plans for growth that meet a growing demand for full time four season housing and that also align with the principles of fiscal sustainability, environmental responsibility and overall community improvement.

Our Municipality is a vibrant four season community that is developing amenities and services to accommodate full time residents requiring reliable high quality services, roads, facilities and utilities. Our responsibility has evolved such that we are committed more and more to providing all the services necessary to support all residents, their families and our growing community on a year round basis.

The Resort Village supports development that improves and enhances the existing character and quality of the lakeside community, and that also add to the fiscal capacity to provide essential services while fostering future sustainability and overall improvement of quality of life.

The Resort Village supports development which enhances the fiscal capacity of the Resort Village to provide essential services, undertake sustainability initiatives, and public improvements to enhance the quality of life of its residents.

4.1.2 Objectives

- a) To maintain and improve the quality and character of residential development within the Resort Village and to provide for mainly permanent, non-seasonal owner-occupied residential dwellings within the Resort Village as may be approved by the Council of the Resort Village.
- b) To prohibit commercial development within the Resort Village which detracts from the enhancement and character of the Resort Village. Camping and overnight facilities shall not be permitted within the corporate limits of the municipality, except as may be authorized by council for special occasions such as family reunions or group activities.
- c) To provide where possible an effective buffer between the Resort Village and areas outside the incorporated area that may consider or undergo incompatible development.
- d) To provide for limited future residential development as demand arises and in accordance with this plan
- e) To work with the Saskatchewan Water Corporation, Water Security Agency and other appropriate provincial and municipal authorities to adopt measures and practices that improve the quality of water in Blackstrap Lake, the integrity of the shoreline, to prevent deterioration of the quality of the lake, and to protect and enhance the surrounding aesthetic, biological and ecological environment.

4.1.3 Policies

- a) The bylaws of Council shall only permit the construction of new permanent non-seasonal, residential dwellings. All dwellings shall be of a minimum size, and standard as established in conjunction with the average development of the Pelican Pass neighbourhood and that are now embodied within Bylaw #1/2020.

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- b) The Council will restrict camping uses to containment within private lots and prohibit public camping and campground areas within the municipal boundaries.
- c) Pursuant to the directives of Council as expressed in Bylaw #9/2009, new residential development is not permitted on any public reserve lands, otherwise known as Municipal Reserve, within the developed areas of Summerfeldt Drive, Wilson Road and Pelican Pass.
- d) To maintain the residential character of the Resort Village Council shall not approve the use of Sea Cans for storage or Mobile Homes on residential properties
- e) Multiple unit dwellings (duplexes, semi-detached dwellings, townhouses) will be accommodated on a case by base basis through a Rezoning by Agreement process. Applications for rezoning by agreement shall include detailed development proposals to allow a thorough review by the Resort Villages Council, and approval by the Province.
- f) All applications for multiple unit dwellings must reflect and maintain the existing character of the Resort Village as a low-density resort community.
- g) Short-term rentals of property will be monitored to ensure the owner-occupied character of the Resort Village is maintained.
- h) No future residential development (either Resort Village expansion or redevelopment) shall be permitted below the Resort Village's Safe Building Elevation of 536.2 m above sea level.



4.2 Recreation, Parks & Open Space

4.2.1 Background and Guiding Principles

A large percentage of land within the boundaries of the Resort Village of Thode consists of undeveloped open space, some of which is designated as Municipal Reserve, and in some cases has direct access to the lake. The topography of this land is highly varied. The Resort Village intends, to provide a natural buffer area to the surrounding farmland, and to see that it is available for limited recreational uses for Resort Village residents.

Municipal Reserve (MR) lands within the Resort Village are intended for open space, amenity and recreation. MR shall consist of grassland, trees, bush, beach front, playgrounds and shoreline areas. It is the policy of the Resort Village to maintain MR areas in a natural state with provision for limited recreational use.

The Resort Village prohibits the collection of vehicles, sheds or any belongings on these reserve lands, much of which is land that is leased from the Government of Saskatchewan effective 2014 to 2047.

4.2.2 Objectives

- a) To maintain and protect the natural environment of the Resort Village for its visual and recreational value to the community.
- b) To protect access by the residents of the Resort Village to the lakeshore, minimizing physical and visual obstructions to and of the shoreline.
- c) To provide for Public Reserve(s) suitable for public recreational or other municipal use and to prohibit the unauthorized storage and dumping of vehicles, sheds, personal property or yard waste on the Public Reserve land.
- d) To adopt and implement measures to prevent further shoreline degradation and erosion.
- e) To discourage permanent structures (i.e. storage and boat sheds) from being built on MR lands, and instead to encourage the use of temporary equipment and fixtures such as lawn furniture, fire pits, etc.
- f) To manage lands subject to natural hazards (i.e. flooding, slumping and slope instability).

4.2.3 Policies

- a) Recreational and community facilities shall be developed in concert with the community and opportunities for public comment and input must be available to residents at Council or the Committees of Council. Councils and Committees of Councils must at a minimum comply with all the guidelines of the Municipalities Act, Planning Act and all guidelines of other relevant legislation.
- b) The area designated as Public Reserve in Appendix A shall be preserved as much as possible in its natural state with the exception of the development of limited recreational facilities.
- c) All areas designated Public Reserve in Appendix A are for non-motorized use, unless otherwise permitted by Council through a local Bylaw,
- d) Boat and/or watercraft launching shall be restricted to designated areas.
- e) Schools and Educational Institutions are not envisaged to be developed within the Resort Village. Therefore, the Council will not set aside any lands for this purpose on Municipal Reserve within the Resort Village.
- f) Direct access to Blackstrap Reservoir shall continue to be maintained by Public Reserve land.
- g) The Resort Village shall manage the lands subject to natural hazards (i.e. flooding, slumping and slope instability) by prohibiting development on hazardous lands and implementing public safety measures.



4.3 Commercial

4.3.1 Background and Guiding Principles

a. The primary function of the Resort Village is to provide a residential community in a resort setting. The Resort Village is not a service centre for the surrounding area and has no plans to develop into a service centre. Commercial services are available in other municipalities near the Resort Village.

4.3.2 Objectives

- a) To maintain the high quality residential/recreational character and use of the Resort Village.

4.3.3 Policies

- a) Commercial development shall not be permitted in the Resort Village except in the form of limited accessory home occupations/home-based businesses at the discretion of Council. Council's discretion shall be exercised based on the following guidelines:
 - i. The home occupation/home-based business should not cause any apparent variation from the residential appearance and character of the dwelling.
 - ii. Exterior storage of materials, vehicles or equipment shall not be necessary in the operation of the home occupation/home-based business.
- b) No future residential development (either Resort Village expansion or redevelopment) shall be permitted below the Resort Village's Safe Building Elevation of 536.2 m above sea level.

4.4 Services & Safety

4.4.1 Background and Guiding Principles

The public services that are required in the Resort Village are expected to continue to increase as the community transforms and grows. Public potable water and sewer utilities have been established within the region and in partnership with neighbouring municipalities. The site for dumping of holding tank waste is outside the boundaries of the Resort Village. No refuse may be dumped within the Resort Village unless at the recycling station or in the permitted containers provided by the Municipality.

The Municipality is required by legislation to establish and support an Emergency Measures Organization (EMO). The EMO and the Building and Development Committee are tasked with planning for an alternate egress route for residents to exit the village in the event of a circumstance or state of emergency where evacuation is ordered.

Fire prevention is a major consideration for Resort Villages located a great distance from urban centres. Response times are significantly delayed and therefore fire prevention measures need to be in place to reduce the risk of fires spreading before it can be put out.

The Resort Village purchases potable from via the Dundurn Rural Water Utility (DRWU). The DRWU acquires water from SaskWater, who purchases it from the City of Saskatoon.

The following breakdown provides the servicing background information for the Resort Village:

Sewage disposal: The Resort Village of Thode has a modified sewage collection system in which a grinder pump pumps effluent into a collection system, to a lift station, and then pumped to the DAWWU lagoon via a force main. Residences without this system are required to contract with a licenced sewage haulers to transport effluent to the DAWWU lagoon. The DAWWU lagoon is located south of the Town of Dundurn.

Storm water: Council has some concerns regarding the natural flow of water and that some development has in the past and may in the future restrict the normal flow of surface water.

Refuse: Household Collection under contract from Loraas Disposal is used to remove refuse from the Resort Village. Large bins may be available each Spring for waste collection.

Water: The Resort Village has installed a drinkable water system supplied with Saskatoon water via the DRWU pipeline.

Roads: The present roads are gravel, and dust suppressant is used. It is not the intent of Council to change at the present time. Roads are maintained by Resort Village staff, with major work contracted out. Snow removal is done with Resort Village equipment with periodic contracting out depending on the need.

Fire Protection and Emergency Services: Our present working relationship with the Resort Village of Shields, the R.M. of Dundurn and the Town of Dundurn provides the Resort Village with these essential services via an agreement with the Dundurn & District Fire Commission.

Street lights: The Resort Village is serviced by street lights along Summerfeldt Drive and the access road.

Storage: Council recognizes the need for a storage area for recreational equipment to avoid congestion on the roadways, and a temporary site has been established for seasonal storage.

4.4.2 Objectives

- a) To maintain the existing utility services as required and to work with our regional partners to upgrade and improve service levels (including transportation) to meet the needs of our residents and the region.
- b) To develop and maintain a storm water management system within the Resort Village.
- c) To improve fire prevention measures and awareness within the community and decrease the risk of fire within the corporate limits through effective use of appropriate land use and zoning regulations (e.g. building setbacks).

4.4.3 Policies

- a) All disposal of refuse and sewage shall take place outside of the boundaries of the Resort Village of Thode.
- b) Property owners shall be required to take actions to ensure the integrity of sewage holding tanks at all times and shall only employ liquid domestic sewage haulers with a valid permit issued by the WSA.
- c) The Resort Village may undertake a holding tank survey to better understand the condition of such works and risks to nearby water sources.

- d) The Resort Village of Thode shall develop and maintain a storm water management system. This system should be supported by any and all bylaws and regulations necessary to effectively management storm water run off and mitigate flooding risks.
- e) The bylaws of Council will provide for adequate spatial separation between dwellings, and mitigate in all ways possible the risk of fire and fire travelling between buildings. Council will, by bylaw, regulate the minimum distances of buildings or structures from the property line.
- f) Council will continue to work with the municipalities within the region to support and improve fire and protective services for residents and the region.

4.5 Recreation/Boat Lots

4.5.1 Background and Guiding Principles

In 1988, when the Resort Village first prepared a Basic Planning Statement, there were two areas within the Resort Village that were designated as boat lot development areas. One of these areas, Parcel A, is already subdivided into 16 boat lots and many have boat house structures on them, while the second area known as Parcel B was lost due to extensive shoreline deterioration and erosion.

The municipality in assessing the growth of the community and the changing status of the dwellings from seasonal to all season with many now occupied by full time residents is developing another 15 recreational/boat house lots. With more full-time residents comes more passenger vehicles and recreational vehicles and a solution was required to mitigate the congestion caused by the parking of vehicles on the road allowances in the Resort Village.

Current residents or property owners shall be given preference in the proposed lot draw/sale of boat lots. The remaining lots can be acquired by persons who do not own a residential lot or do not have a residence within the Resort Village. However, Council may require non-resident dock assignment fees and/or base tax charges to cover operating costs.

Furthermore, the structures on these lots will be subject to the permit application process of the municipality and will require Council approval. The buildings thereon will be for boats and/or related recreational equipment storage. The permitting process will include the requirement that fire-retardant materials must be used in construction of new boat house/garage structures and limitations or restrictions must be placed on the installation of side windows to limit the potential for fire-travelling to adjacent structures.

Since August of 2009, Council, on behalf of the Municipality, has acted effectively to limit the collection of vehicles, boats, recreational vehicles and trailers on all municipal roads and remove those stored or abandoned on the higher-level Crown lands. As previously stated, these Public Reserve Lands have been designated for future recreational and park use. Furthermore, Council continues to seek measures to augment the capacity to remove surplus vehicles, recreational vehicles, boats and trailers and ice shacks, etc., from roadways and Crown land to areas more appropriate for these personal possessions and vehicles.

A temporary storage compound has been established at the entrance to the Resort Village and the new boat house lots will further address this issue and keep our streets safer and clear from obstructions. It is preferable in the long term, that the property now used as a storage compound be repurposed over time to an alternate use or uses that might bring greater benefit to the municipality and its residents.

It is intended that the proceeds from the sale of new boat house lots (MR land) shall be transferred to the dedicated lands reserve for future development, land acquisition, utility upgrades and infrastructure renewal or other such related park/amenity space needs as determined by recommendation of the Building and Development Committee, the Parks and Recreation Advisory Committee and the Council for the Resort Village of Thode.

4.5.2 Objectives

- a) To manage the development, permit and inspection process to foster the orderly sale of titled lots for watercraft or recreational equipment storage. To control the placement, size and construction of structures on boat lots.
- b) To maintain the recreational and storage character of all the boat lots, current and future and to prevent the residential use of the structures situated on the boat lots and to further prevent the development of camping or overnight facilities on such boat lots.

4.5.3 Policies

- a) The bylaws shall provide for placement, size and manner of construction and uses of structures and land on all current and future boat lots within the municipality.



5.0 Administration & Implementation

5.1 Administration & Finances

5.1.1 Background and Discussion

The Resort Village has constructed a municipal office within the Resort Village.

5.1.2 Objectives

- a) To continue with a cost-effective approach to providing administrative services.
- b) To continually look for ways to streamline the operation using modern technology.
- c) To maintain a strong financial base and a funded amortization reserve (capital reserve).

5.1.3 Policies

- a) The Resort Village will strive for balanced budgets on an annual basis. Any surpluses will be transferred to general reserves.

5.2 Zoning

- a) The principal means of implementing the **Official Community Plan** shall be through the Resort Village's Zoning Bylaw (No. 1/2009).
- b) No development which is inconsistent with the **Official Community Plan** shall be permitted.
- c) The purpose of the Zoning Bylaw shall be to implement the objectives and policies of the **Official Community Plan** to provide for the amenity of the area, and the health, safety and general welfare of the inhabitants of the Village, through proper land use control.

- d) Amendments to the Zoning Bylaw shall only be considered where consistent with the **Official Community Plan**.
- e) The Zoning Bylaw shall include (but is not limited to) a Residential District, a Public (Park and Green-space) Reserve District, a Municipal Reserve District and a Recreational/Boat Lot District. The purpose of these districts shall be:
 - i. Residential District - to provide for the construction of residential dwellings as permitted by Bylaws and with the approval of Council.
 - ii. Public (Park and Green-space) Reserve District - to provide for natural open space and/or recreational facilities
 - iii. Municipal Reserve District – will be dedicated according to the Planning Act and will provide local park space amenity in conjunction with future residential lot development. (MR cannot be used for development other than that consistent with local open space, recreation, natural areas, etc.)
 - iv. Recreational/Boat Lot District - to provide for storage of boats, trailers, watercraft or other personal recreational belongings.
- f) This OCP is binding on Council and all development and land use in the municipality.
- g) Notwithstanding approval by the Water Security Agency, the provisions of The Water Security Agency Act and the regulations under that Act continue to apply to those lands under the administration of this bylaw. In the event of any conflict or contradiction between this bylaw and The Water Security Agency Act and the regulations under that Act each as amended or replaced from time to time, the latter shall take precedence.
- h) Neither the Council, nor the Development Officer/Municipal Administrator, nor the public, as the case may be, shall initiate any works that would prejudice or impede the realization of the OCP.
- i) The Zoning Bylaw will be the principal method of implementing the objectives contained in this OCP and will be adopted in conjunction herewith.

5.3 Interpretation

- a) The definitions of the Zoning Bylaw shall also apply to this OCP. In order to provide for flexibility in the interpretation of the text and maps of this OCP, it is intended that all

figures, numbers, and quantities shown in the OCP be considered to be approximate, and that minor changes will be permitted without amendments to this Plan, provided that they do not affect the intent and are in substantial conformance with this Plan.

5.4 Severability

- a) The provisions of the OCP of the Resort Village are deemed to be severable and, if any provision is determined by a court to be invalid or inoperative, it does not render the remaining provisions invalid or inoperative (Section 33 of *The Act*).

5.5 Amending the Official Community Plan

- a) To ensure the effectiveness of the OCP in meeting the overall community objectives and that it is relevant to changing community needs, Council will continually monitor plan implementation and evaluate the appropriateness of this document on an ongoing basis.
- b) The OCP may be amended if determined desirable by Council. Amendments may also be proposed by developers and the public to facilitate specific development proposals. Council will consider such requests based on the appropriate community development and public interest and the overall community objectives as established by the OCP.
- c) Council shall assess the proponents' application in relation to policies set forth within this Plan when reviewing and making decisions on proposals to amend the zoning bylaw, develop land or to alter the boundaries of the municipality.
- d) All amendments to the OCP shall be in accordance with the provisions of The Planning Act, 2007, including Public Notice.

5.6 Concept Plans

Proponents of significant multi-parcel development proposals must prepare a comprehensive Concept Plan for review by the Resort Village Council for any development larger than four (4) lots. Concept Plans must conform to the provisions of The Planning and Development Act, 2007. The Concept Plan must provide a detailed land use, transportation and servicing concept for the future subdivision and development of land.

5.7 Development Levies & Servicing Agreements

- a) Consistent with Section 169 of *The Act*, the Council may, by a separate bylaw, establish development levies to recover all or a part of municipal capital costs of services and

facilities arising from the development, directly or indirectly associated with, and for such purposes as: providing, altering, upgrading sewage, water or drainage works, roadways and related infrastructure, parks, and recreation facilities.

- b) In accordance with subsection (2) of Section 171 of *The Act*, where Council has passed a development levy bylaw pursuant to Section 169, by resolution the Council may require the developer to enter into a development levy agreement.
- c) Pursuant to Section 172 of *The Act*, if there is a proposed subdivision of land, the council may require a subdivision applicant to enter into a servicing agreement to provide for services and facilities that directly or indirectly serve the subdivision.

5.8 Intermunicipal Cooperation

The Resort Village of Thode currently cooperates with the Resort Village of Shields on joint maintenance agreements and sharing of resources. Agreements on wastewater, water and fire suppression servicing are currently being worked on between regional partners including both Resort Villages, the R.M of Dundurn and the Town of Dundurn.

Resort Village of Thode – Official Community Plan

Appendix A – Land Use Map

