

January 2020

Resort Village of Shields

Official Community Plan (Bylaw No. 2/20)

FINAL DRAFT



Prepared by V3 Companies of Canada Ltd.



Resort Village of Shields

BYLAW NO. 2 - 2020

A Bylaw of the Resort Village of Shields 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 Shields held a Public Hearing on (INSERT DATE HERE) in regards to the proposed bylaw, which was advertised in a weekly paper on (INSERT DATE HERE), and (INSERT DATE HERE) 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 Shields in the Province of Saskatchewan, in open meeting hereby enacts as follows:

Schedule 1 of Bylaw No. 1/09, known as the Resort Village of Shields Basic Planning Statement, as amended, is hereby repealed. This bylaw may be cited as "The Resort Village of Shields 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 19 day of February, 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 Shields (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 this OCP shall apply within the incorporated area of the Resort Village. Due regard shall be held to the objectives and policies relative to land outside the limits of the Resort Village and the objectives of the 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
 - 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 Shields is located within the boundaries of the Blackstrap Reservoir Development Area. The Resort Village was created by a resolution of the R M of Dundurn on April 17, 1968. Some twelve years later on January 1, 1981 The Resort Village of Shields was formed. The boundaries of the Resort Village of Shields shall comprise the territory in the Province of Saskatchewan lying within:

- a) Township 33, Range 3, West of the Third Meridian and described as:
- i. the following portions of Section 7:
 - a. all that portion of the east half as shown on Registered Plan Nos. 69S19949, 102000542 and 102035090;
 - b. the portion of road Plan No. 69S02467 in the SE ¼ Section 7 lying north of a line being the westerly portion of the south limit of Plan 102035090;
 - ii. the following portion of Section 8:
 - a. all that portion of the west half **including** the northern road allowance adjacent thereto lying west of the western bank of the Blackstrap Reservoir; and
 - iii. the following portion of Section 17:
 - a. all that portion of the south-west quarter lying between the western bank of the Blackstrap Reservoir and the western limit of the said quarter Section.

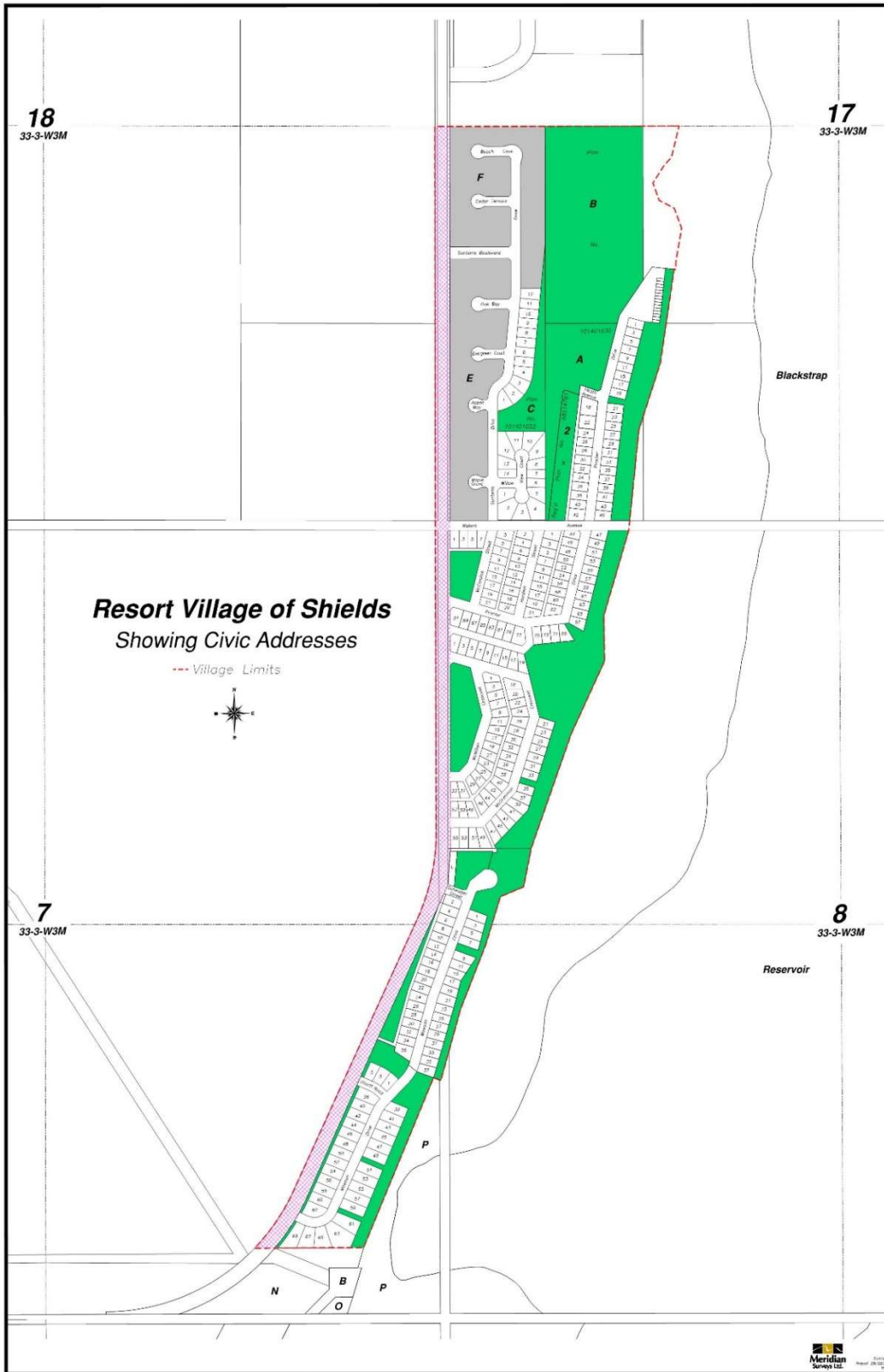
Unless otherwise specified, the section and portions of sections described in the above schedules include the adjoining south and west road allowances, intersections thereof and widenings thereto by plan survey.

For descriptions purposes, the land acquired by plan of survey for widening to an adjoining road allowance is deemed to be part of the road allowance.

The said plans of survey are of record with Information Services Corporation of Saskatchewan.

The nearest urban centers are the Resort Village of Thode, the Town of Dundurn and the City of Saskatoon. The Resort Village of Shields is located within the Rural Municipality of Dundurn No. 314. The location of the Resort Village is approximately 40 kilometers 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 boundaries of the Resort Village (Appendix A). In 2019 there were 204 private dwellings in the Resort Village with a population of 288.





2.0 Municipal Vision & Goals

2.1 Vision

SHIELDS FIRST

"Live at the lake and work in the city. Shields fits into your world. Proud of our History - Planning for the Future"

Stewardship of Assets, Lands, Public Reserves - Current and Future Plans

- Our roads, water and wastewater infrastructure
- The Shields Golf Course
- Community Center
- Our many Parks and Municipal Reserves
- Pioneer Point - beach area with recreational facilities
- Songbird Lane
- Friendship Field (Ball Diamond)
- Millennium/Generations Park - kids playground and adult fitness stations
- Lakeview Rise, Outlaws Ravine and Mountain View parks
- Lake access for fishing, boating, water sports
- Walking paths
- Our seasonal irrigation system for private and community use

Caring for our Community and Environment

- Encourage a sense of community that is the Spirit of Shields
- Consider environmental responsibilities in what we do
- Supported by our strong volunteer base provide services to enhance the quality of life in our community
- Promote a healthy, active lifestyle with opportunities to interact with residents, and surrounding communities at:
- Festivals, Events, Sports and Recreation activities by our Parks Culture & Recreation Board

Future Focus

- With input from residents to determine priorities for services and programs
- Community groups and committees identify future uses and develop new ideas for activities and structures
- Recreation Board to assist groups in identifying projects and funding options

2.2 Community Goals

The goals of the Resort Village describe the main emphasis for future development of the community. These goals provide the framework for the objectives and policies of Council 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 current and future citizens.
- b) To provide for the orderly and appropriate development of the land, consistent with and complementary to the primary purpose stated above, by reason of appropriate size, superior quality and proper location of the development. Where possible natural drainage areas will be maintained when developing subdivision plans.
- c) To ensure that the development in the Resort Village enhances the overall development of the Blackstrap Reservoir Development Area in conjunction with the Water Security Agency and any successor thereto.



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 the Bylaw No. 12/05 (Public Notice) the Resort Village of Shields 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.

3.1 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 comments regarding regional services and environmental and municipal management services.

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 Interests (SPI). Implementation and plan update, zoning bylaws and subdivision bylaws, insofar as practical, will be in conformity with The Statements of Provincial Interests Regulations (Chapter P-13.2 Reg (effective March 29, 2012) and in cooperation with provincial agencies.

SPI	OCP Section	Comments
Agriculture and Value-Added Agribusiness	N/A	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 place to protect and maintain the character of the Resort Village.
Intermunicipal Cooperation	5.8	The Resort Village of Shields actively works with other municipalities (Thode, Town & R.M of Dundurn, Town of Hanley) for utilities and operations.
Mineral Resource Exploration and Development	N/A	Not applicable to the Resort Village.
Public Safety	4.4	Policies in place to minimize risk of fire and runoff.
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	N/A	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.
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 residential development in the Resort Village of Shields is demonstrated by the good quality of construction with dwellings comparable with the character, and size, of permanent urban residences. This character should be maintained and enhanced by 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.

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 may accommodate future residential development within its boundaries. Such development shall align with the goals of the Resort Village, including to foster a community that is sustainable for families 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.

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 residential dwellings within the Resort Village as may be approved by the Council of the Resort Village.
- b) To develop programs and/or enact bylaws that will reduce the number of unsightly properties and unfinished buildings.

- c) To decrease the risk of fire in residential development through effective use of zoning and building bylaws.
- d) To prohibit commercial development within the Resort Village which detracts from the enhancement and character of the Resort Village.
- e) To provide for limited future residential development as demand arises and in accordance with this plan.
- f) To provide for an effective buffer zone as may be needed if development takes place outside the Resort Village.
- g) To work with the Saskatchewan Water Corporation, Water Security Agency and other appropriate provincial and municipal authorities to prevent the deterioration of the quality of the environment of Blackstrap Lake, the integrity of the shoreline and to protect and enhance the surrounding aesthetic, biological and ecological environment.

4.1.3 Policies

- a) Council shall only permit the construction of new permanent residential dwellings.
- b) Council will continue to investigate ways of improving fire protection.
- c) Council will by bylaw regulate the distances of buildings or structures from the property line, the minimum space to be allowed between buildings and the lines of the lots on which they are constructed and the volume of the buildings.
- d) Fire hydrants and suppression infrastructure will be installed as required.
- e) The bylaws of Council will limit overnight camping uses to private lots and as an accessory to a dwelling.
- f) Council will not support the development of any public campground areas within the Resort Village.
- g) Council may consider limited future residential development in areas adjacent to the existing boundaries. Resort Village boundaries will be required to expand as required to accommodate more residential growth.
- h) 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.

- i) To maintain the residential character of the Resort Village Council shall not approve the use of Sea Can's for storage on residential properties.
- j) 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.
- k) All applications for multiple unit dwellings must reflect and maintain the existing character of the Resort Village as a low-density resort community.
- l) Short-term rentals of property will be monitored to ensure the owner-occupied character of the Resort Village is maintained.
- m) No future 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) Public Reserves

A large percentage of land within the boundaries of the Resort Village consists of undeveloped land which is marked as Public Reserve, some of which has direct access to the lake. The topography of this land is highly varied. The Resort Village intends, to the limits of its authority, to maintain the present Public Reserves and to provide a buffer area to the surrounding farmland in the event that future development takes place.

The Public Reserves within the Resort Village consist of grassland with trees, bush and beach front. It is the intent of Council to enhance the beauty of the Resort Village by leaving some of the area in a natural state and maintaining a portion for limited recreational use. Council has created several parks, beaches and playground areas within the Resort Village using reserve land. It is the intent of Council to continue providing access to recreational amenities on Public Reserve land.

b) Golf Course

Council recognizes the importance of the golf course as a recreational area. There are no immediate plans to expand from a nine-hole course. Council shall retain control of the operation of the course through a committee established by Council. It is also recognized that the land occupied by the golf course is leased land. Council may consider the purchase of the golf course when available as a community-owned and operated golf course.

c) Boat Docks

All boat dock permits shall be subject to regulations in Section 700-40 (Docks) of Shield's Policy Manual.

d) Playground area

The designated playground area contains equipment. Over time Council intends to add additional playground equipment, giving consideration to safety factors. The playground area is managed by a committee named by Council.

e) Facilities

The Community Centre will be managed by a committee named by Council. It is Council's intent to see that the facility is well maintained and will be made available to the residents of the Community. It is recognized that the land on which the Centre is located is leased land, but may be purchased eventually.

A sport court is planned to be developed for Friendship Field within the resort village. Council will determine when the court will be developed and how it will be maintained.

f) Beach Areas:

The Resort Village of Shields has developed one unsupervised swim area (Pioneer Point) that is managed by a committee named by Council.



4.2.2 Objectives

- a) To maintain and protect the natural environment of the Resort Village for its visual, aesthetic and recreational value to the community.
- b) To protect access to the lakeshore by residents, minimizing physical and visual obstructions of the shoreland Public Reserve.
- c) To provide for Public Reserve suitable for public recreational use.
- d) To facilitate the operation and continued improvement of the Golf Course.
- e) To continue to explore the feasibility of establishing a boat launch facility for use by residents. Any future boat launch development shall require a geotechnical study in accordance with RDA regulations.
- f) To further enhance the playground area.
- g) To maintain the Community Centre as an attractive functional center for community activities, as well as having it available for rent by residents and the general public.
- h) To explore the feasibility of acquiring ownership of the leased land occupied by the golf course and Community Centre.
- i) To manage lands subject to natural hazards (i.e. flooding, slumping and slope instability).

4.2.3 Policies

- a) 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.
- b) Recreational and community facilities shall only be developed after opportunities for public input have been provided.
- c) The Golf Course will be maintained as a recreational facility, controlled by Council but managed by a volunteer committee.
- d) The Community Centre will be maintained in good condition, controlled by Council but managed by a volunteer committee.
- e) Direct access to Blackstrap Reservoir shall continue to be maintained by Public Reserve Land.

- f) 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 Discussion

The primary function of the Resort Village is to provide a residential community in a resort setting. At present there is one commercial establishment, a restaurant and there is some additional property zoned as commercial. It is possible that Council may add to the amount of land zoned for such purposes within new subdivisions.

Although Council is concerned that the Resort Village should remain primarily as a residential/recreational area, there is a willingness to accept home occupation activities as long as these activities are not incompatible with appearance of the dwelling or cause excessive noise or disruption to the area.

4.3.2 Objectives

- a) To maintain a small amount of commercial activity and to control any further expansion of commercial development within the Resort Village.

4.3.3 Policies

- a) To limit commercial development to the areas designated as commercial and to explore limited commercial development in new subdivisions where warranted.
- b) To allow limited accessory home occupation at the discretion of Council. Council's discretion shall be exercised based on the following guidelines:
 - i. The home occupation should not cause any apparent variation from the residential appearance of the dwelling.
 - ii. Exterior storage of materials, vehicles or equipment in connection with the home occupation will not be allowed.
 - iii. Home occupations that cause undesirable noise, extraordinary volumes of traffic or odor will not be allowed.
 - iv. Bed & Breakfast are currently classified as a home-based business, and may be further regulated in future zoning bylaw amendments to create a specific Bed & Breakfast land use and regulations in their zoning bylaw.
- c) No future 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. There is a sewage dumping station adjacent to the waterworks pumphouse within the Resort Village. Residents also have an option to dump sewage effluent at the D&AWWU lagoon via licensed sewage haulers. There are also two lift stations for pumping effluent via a force main to the D&AWWU lagoon. No refuse may be dumped within the Resort Village unless at the recycling station or in the permitted containers provided by the Municipality.

The level of public services that are required in the Resort Village is relatively minimal. Service levels are expected to continue to increase as the community transforms and grows. The Resort Village is required by legislation to establish and support an Emergency Measures Organization (EMO).

Fire prevention is a major consideration for Resort Villages located away 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: Sewage disposal is the responsibility of the property owner or occupant. All sewage must be removed outside the boundaries of the Resort Village by permitted haulers. Holding tanks located on properties within Shields provide temporary storage of wastewater until removed by a licensed pumping service and disposed of at the Shields truck dump. New subdivisions (e.g. Sunterra Ridge and South Subdivision) have been constructed with gravity sewers. All sewage is sent to the D&AWWU lagoon 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 are collected each Spring for waste collection.

Water: The Resort Village has installed a drinkable water system supplied with Saskatoon water via the DRWU pipeline. The summer water system, which is for irrigation purposes only, operates from mid May until mid October.

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 Thode, 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: Council is guided by the inputs of residents when it comes to lighting and does not favor the installation of permanent street lights at the present time.

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 as per Section 700-50 of the Shields Policy Manual.

4.4.2 Objectives

- a) To maintain service at existing levels (including transportation), exploring opportunities for improvement as the need arises.
- b) To ensure that all refuse and sewage is dumped at locations other than within the Resort Village, and that the Resort Village continues their working relationship regarding the use of the Dundurn Waste Disposal Grounds.
- c) To avoid contamination of water sources by ensuring the integrity of sewage holding tanks.
- d) To maintain a contract with the Dundurn & District Fire Commission for fire and emergency services and to improve fire prevention measures and awareness within the community and decrease the risk of fire within the corporate limits through the effective use of appropriate land use and zoning regulations.
- e) To develop guidelines to assist in storm water management to help prevent drainage and runoff issues.

- f) To review the present water facility to determine if it can service future residential demand.
- g) To investigate storage options for recreational equipment.

4.4.3 Policies

- a) The sewage system is to remain as a pump out holding tank system. New subdivisions are serviced by gravity sewer in accordance with *The Waterworks and Sewage Work Regulations*. Council will, by bylaw, continue agreement with the Dundurn and Area Waste Water Utility (DAWWU).
- b) The water system will receive annual maintenance as required.
- c) Council will, by bylaw, continue the agreement with the Dundurn & District Fire Commission for fire protection and emergency services.
- d) Council will by bylaw, continue with a contract for use of the Dundurn Waste Disposal Grounds.
- e) Source Water will continue to be supplied by SaskWater via the DRWU pipeline.
- f) The Resort Village shall take actions to ensure the integrity of the sewage holding tanks to protect nearby water sources. The Resort Village may undertake holding tank surveys to better understand the condition of such works and risks to nearby water sources.
- g) The Resort Village will take preventative action to mitigate runoff onto adjacent properties. Drainage will be designed to flow into infrastructure network.

4.5 Boat Lots

4.5.1 Background and Guiding Principles

There is presently one area within the Resort Village that is designated as boat lot development. This area is subdivided into 15 lots. The lots can be owned by either those who already own property in the Resort Village or by persons who do not own a residential lot. Council is concerned that the area not become cluttered with surplus materials or junk and that the area not be used as a “camping” area. Since the lots are small and buildings very close together, there is a greater potential for fires to spread once started. There are no plans to develop additional boat lots.

4.5.2 Objectives

- a) To maintain the recreational and storage character of the boat lots and to prohibit the use of structures in the area for residential or camping purposes.
- b) To control the placement, size and construction of buildings on boat lots.
- c) To prohibit the use of recreational vehicles on these lots.
- d) To prohibit the storage of building materials and junk on these lots.

4.5.3 Policies

- a) The bylaws shall provide for placement, size and manner of construction of and uses of structures on boat lots to increase amenity within the area and enhance attractiveness.

5.0 Implementation & Administration

5.1 Administration & Finances

5.1.1 Background and Discussion

The Resort Village currently shares administration with the Resort Village of Thode. It is the intent of both RVs to keep costs of administration as low as possible, but also look for ways to enhance services to the residents. Over time, opportunities will be explored to cost share administration with other jurisdictions and locate administrative services within a central office.

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.

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.
- b) The Resort Village shall adhere to the Capital Leases provisions within the Shields Policy Manual when investing in future infrastructure upgrades.
- c) The Resort Village will conform with the Asset Management Policy Statements in Section 900-30.1 of the Shields Policy Manual.

5.2 Zoning

- a) The principal means of implementing the OCP shall be the Resort Village's Zoning Bylaw.
- b) No development which is inconsistent with this OCP shall be permitted.
- c) The purpose of the Zoning Bylaw shall be to implement the objectives and policies of the OCP to provide for the amenity of the area, and the health, safety and general welfare of the inhabitants of the Resort Village, through proper land use control.
- d) Amendments to the Zoning Bylaw shall only be considered where consistent with the OCP and undertaken in accordance with The Planning Act, 2007.
- e) The Zoning Bylaw shall contain the following districts:
 - i. Residential - to provide for single unit dwellings and associated accessory use.
 - ii. Commercial - to provide for very limited commercial operations.
 - iii. Municipal Reserve – will be dedicated according to the Planning Act and will provide local open 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 Lots - to provide for storage of boats, trailers, watercraft or other personal recreation belongings.

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 OCP

- 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 monitor plan implementation and evaluate the appropriateness of this document and its policies five years from the date of enactment.
- 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 any proponents' application for development or amendment 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

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, a Concept Plan must be provided including 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 Shields currently cooperates with the Resort Village of Thode on joint administration and 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, the Town of Dundurn and the Town of Hanley.

The Resort Village of Shields, as expressed by Council, desires to seek intermunicipal cooperation where it is efficient, effective, and mutually beneficial.

Appendix A – Land Use Map

