

# **Northern Village of Denare Beach Official Community Plan**





**A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN**

**BYLAW NO. \_\_\_\_\_**

*The Council of the Northern Village of Denare Beach, in the Province of Saskatchewan, in open meeting assembled enacts as follows:*

- (1) Pursuant to section 29 of The Planning and Development Act, 2007 the Council of the Northern Village of Denare Beach, hereby adopts an Official Community Plan, identified as Schedule "A" to this bylaw.*
- (2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.*
- (3) This bylaw shall come into force and take effect upon approval of the Minister of Government Relations*
- (4) Bylaw no. 15/85, as amended, shall be repealed upon bylaw no. \_\_\_\_, coming into force and effect.*

*Read a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

*Read a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

*Read a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

*Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

\_\_\_\_\_  
*Mayor*

\_\_\_\_\_  
*Administrator* (SEAL)

\_\_\_\_\_  
*Professional Planner* (SEAL)

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

on the \_\_\_ day of \_\_\_\_\_ 20\_\_.

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



Northern Village of Denare Beach

**Official Community Plan**

Schedule 'A' to

Bylaw No. \_\_\_\_\_



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## Definitions and Abbreviations

**1:500 Flood Hazard Level** - An overflowing of a large amount of water beyond its normal confines, with a probability of 1/500, or 0.2% of happening in any given year. Also known as the Estimated Peak Water Level (EPWL).

**Administrator** – the Administrator of the Northern Village of Denare Beach.

**Applicant** – a developer or person applying for permits regulated by the *Zoning Bylaw*.

**Approving Authority** – the Saskatchewan Minister of Government Relations.

**Biodiversity** – The biodiversity of a particular area refers to the total of all plants, animals, fungi and micro-organisms present in that area, including all of their individual variations and all of the interactions between them.

**Building** – a structure used for the shelter or accommodation of persons, animals, or personal property.

**Building Bylaw** – a bylaw of the Northern Village of Denare Beach that regulates the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

**Building Permit** – a document issued by the Development Officer of the Northern Village of Denare Beach authorizing the holder to construct a building of a particular kind on a particular lot, or authorizing the alteration, repair, relocation, demolition, or change of use for all or part of the building or structure.

**Cemetery** – property used for the interment of the deceased and may include facilities for the storage of ashes or human remains that have been cremated, but does not include a crematorium.

**Community Capacity** – the skills and abilities of people and community groups to take effective action and leading roles in the development of their communities; the social capital of a community.

**Council** – the Northern Village of Denare Beach elected Council and Mayor.

**Development** – the carrying out of any building, engineering, mining, or other operations, in, on, or overland, or the making of any material change in the use or intensity of use of any building or land.

**Development Officer** – an individual hired by the Northern Village of Denare Beach to review proposals in the context of the *Zoning Bylaw*, or to enforce the regulations set forth in the *Zoning Bylaw*.

**Development Permit** – a document that is issued by the Development Officer of the Northern Village of Denare Beach authorizing a development on a specific parcel of land, but does not include a building permit.

**Ecological Integrity** – the structure, composition and function of the ecosystem are unimpaired by stresses from human activity; natural ecological processes are intact and self-sustaining, the ecosystem evolves naturally and its capacity for self-renewal is maintained; and the ecosystem’s biodiversity is ensured.

**ENV or Ministry of Environment** – the Saskatchewan Ministry of the Environment; the provincial agency that acts as authority in the matters of environment within provincial jurisdiction.

**FFMC or Freshwater Fish Marketing Corporation** – the corporation that Churchill Fisheries acts as agent for, operating under a fish processor license within the Northern Village of Denare Beach.

**Hazard Land** – land that may be prone to flooding, slumping, landslides, erosion, any other instability, or is located within a floodplain or watercourse.

**Infill Development** - building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas.

**Inter-municipal Cooperation** - joint provision of public services, social programming, or relationship based on an area of common interest between municipalities or entities, who are normally but not necessarily neighbours.

**Landscaping** – the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site, or to provide a visual screen consisting of any combination of the following elements:

1. Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass, and ground cover; or
2. Hard landscaping consisting of non-vegetative material such as concrete , unit pavers, brick pavers, or quarry tile, but does not include shale or asphalt.

**Lawful Non-conforming Building, Site, or Use** – a building, site or use that was lawful prior to the adoption of the Zoning Bylaw, or after any amendment of the bylaw becomes effective, and the building, site, or use will be deemed lawful as long as the use continues, or the building or site is unaltered.

**Mayor** – the elected Mayor of the Northern Village of Denare Beach.

**MCRHR or Mamawetan Churchill River Health Region** – the provincially designated coordinating agency for the provision of health services in the region that encompasses the Northern Village of Denare Beach.

**Municipal Vision** – a statement that outlines what the municipality aspires to, and how it wishes to operate; a long-term view of what the municipality wishes to achieve in the future.

**NMA or Northern Municipalities Act, 2010** – a provincial statute respecting Local Government in northern Saskatchewan.

**OCP or Official Community Plan** – document formally adopted by a municipal council to provide a comprehensive policy framework to guide the physical, economic, social, and cultural development of, or any part of, the municipality.

**PBCN or Peter Ballantyne Cree Nation** – the entity of Peter Ballantyne Cree Nation; the neighbouring and cooperative entity of the Northern Village of Denare Beach; the peoples of the Peter Ballantyne Cree Nation.

**Permitted Use** – use or form of development allowed as of right in a zoning district, subject to the regulations contained in a zoning bylaw.

**PDA or *Planning and Development Act, 2007*** – a Saskatchewan provincial statute respecting planning and development in municipalities.

**Primary Settlement Area or Settlement Area** – the serviced area of a municipality that contains the majority of residential settlement, not necessarily following jurisdictional boundaries.

**Public Parks** – development of land specifically designed or reserved for the active or passive general use by the public, and may include hard or soft landscaping, playing fields, buildings or other structures that are generally consistent with the purposes of the parkland; typically used for picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features.

**RCMP or Royal Canadian Mounted Police** – the federal law enforcement agency that provides public safety services in the Northern Village of Denare Beach.

**Riparian** - relating to or inhabiting the banks of a natural course of water; ecologically diverse zones that contribute to the health of other aquatic ecosystems by filtering out pollutants and preventing erosion.

**SHC or Saskatchewan Housing Corporation** – the Saskatchewan Housing Corporation; provincial Crown corporation and that provides housing and housing services for families, seniors, persons with disabilities and others who could not otherwise afford safe, secure shelter.

**Shoreline** – the edge of a body of water; also referred to as lakeshore, or lakefront.

**Shoreline Development** – development that occurs along the bank of a water body within the Northern Village of Denare Beach.

**Sight Triangle** – a regulated triangular setback for any structures at an intersection to ensure road user visibility and safety; formed by a measured distance 6.1 m (20 ft) from the meeting point of two roads and a third line completing the triangle.

**SPI or Statements of Provincial Interest** – regulation pursuant to the *Planning and Development Act, 2007*, a set of identified interests of the province which provide a regulating framework for planning and development decisions for the Province of Saskatchewan.

**Use** – the purpose or activity for which a piece of land, or its building is designed, arranged or intended, occupied or maintained.

**Waste Disposal** – the process of distributing and treating waste water within the Northern Village of Denare Beach.

**Water Supply** – the location within the municipality in which the Northern Village of Denare Beach attains its municipal drinking water.

**WTP or Water Treatment Plant** – the municipal building and infrastructure contained therein that provides potable water supply for the serviced areas of the Northern Village of Denare Beach.

**Zoning Bylaw** – a bylaw adopted by a council dividing a municipality into zoning districts and that regulates the development and use of lands within those districts.

**Zoning District** – divides the municipality into areas of land with common development standards and regulations. The regulations for each district may specify which land uses are prohibited, permitted or permitted only at the discretion of a council in conformity with the adopted Official Community Plan.

## 1. Introduction

This Official Community Plan (OCP) is adopted by the Northern Village of Denare Beach, in accordance with sections 29 and 35 of *The Planning and Development Act, 2007* (PDA). The OCP provides a framework of goals, objectives, and policies for management and use of land, along with its future development, within the municipal boundaries. This plan is designed to assist decision makers in reaching the goals of the community, while evaluating the future effects of decisions regarding land use planning.

## 2. Guiding Principles

Land use principles are a foundation to guide action. The application of sound land use principles will ensure that the needs and requirements of individual land uses are met, while minimizing any adverse impacts upon other land uses, municipal services, and the natural environment.

Planning is a shared responsibility among provincial and municipal governments and citizens of a community. Strong communities embrace the principle of shared responsibility, where all share the task of stimulating and sustaining the environment and economy. Individuals and governments are accountable for decisions and actions, in a spirit of partnership and open cooperation. These guiding principles are broad statements intended to assist decision makers as they consider the impact of their choices both locally and regionally.

### 2.1 Balance of Interests and Flexibility

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social, and economic environments. There may be situations where one interest outweighs another and tradeoffs may be necessary. Council will apply this flexibility to determine an outcome that is in the best interests of the community, region, and province.

*‘The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality’*

## 2.2 Sustainability

Planning decisions should be enduring. This means that decisions on the management and development of our resources and economy will be made with consideration to the requirements of present and future generations ensuring healthy, prosperous, livable communities. Conservation, reclamation, rehabilitation, mitigation, and prevention are all tools that could be employed to ensure that growth and development are sustainable. The application of sustainable planning, development, and production practices benefits everyone and demonstrates Denare Beach's commitment to the global community.

## 2.3 Provincial-Aboriginal and Métis Involvement

Council is committed to working with the Province of Saskatchewan and with the Peter Ballantyne Cree Nation (PBCN) as valued members of the northern community. With First Nations lands within the municipal boundaries, it is recognized that to achieve the effective coordination of planning, open and forthright communication is essential for positive outcomes. Council recognizes the provincial legal 'Duty to Consult', and the *Constitution Act, 1982* affects actions and developments when making decisions, which could impact Aboriginal and Treaty Rights. Cooperation between governments, municipalities, and First Nations in land use planning should be mutually beneficial to all parties involved.

## 2.4 Mutual Respect

Mutual respect between stakeholders is fundamental to good planning. Differences in status, cultures, traditions, social and economic views, and values must be respected as we plan together to create a community. The needs and views of all people must be mutually respected as council works together with its public in the management of common resources, and the development of economic, social, and environmental opportunities.



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## 2.5 Cooperation

Cooperative planning maximizes the use of people and resources. Planning in collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility and wealth. This collaboration increases the opportunity for growth and success across the region. Denare Beach acknowledges the benefit of teamwork and is committed to working together towards a better future.

## 2.6 Consultation

Consultation is integral to good development. Council is committed to providing opportunities for active and meaningful consultation throughout the community. Council will engage residents throughout the planning process to guide land use and development, and communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in the planning documents. Council will encourage developers to engage the public in discussion, work to avoid conflicts, and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities, or other jurisdictions, is essential to facilitate strong and sustainable development.

## 2.7 Initiative and Enterprise

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner, but will also not hastily agree to development until all perspectives are reviewed. Council will negotiate fairly with developers to ensure that the cost of development is appropriately borne to those who benefit.

## 2.8 Learning and Innovation

Planning involves a process of learning and analysis. Council accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovation solutions to planning issues will be carefully considered to provide opportunities for successful development that might not have otherwise occurred. Council will openly encourage community participation and consultation to achieve these results.

## 2.9 Statements of Provincial Interest

Statements of Provincial Interest (SPI) identify the key provincial policies for land use and provide direction to communities for orderly and responsible development. This OCP will address the SPI to ensure community and provincial priorities are aligned; facilitating economic growth and development, orderly and consistent development and processes, sustainable natural environments and supporting the social and cultural values of the community. *Exhibit 1: Statement of Provincial Interest* illustrates each of the 14 interests within the regulation.

### Exhibit 1: Statements of Provincial Interest

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

### 3. Planning Context

Shaping development that is accepted by both leadership and residents of Denare Beach, the objectives and policies presented within this OCP will facilitate community improvement and growth that recognizes, supports and is consistent with the community's vision and goals.

#### 3.1 Municipal Vision

Denare Beach is a community situated on the Precambrian Shield with exceptional scenery, unique geographic and environmental constraints that limit the extent of development. The long-term vision for development is based on a careful balance of various land uses, while maintaining the natural features and small village atmosphere that attracts many people to the community.

The community's vision, as illustrated in *Exhibit 2: Municipal Vision*, will guide all future development and planning within the municipality towards a more positive and sustainable future.

The future of Denare Beach is envisioned as a high quality tourist destination and residential community with an emphasis on the natural and cultural environment. The primary direction future growth is focused on enhancing the overall quality of life for businesses and residents. These include, the quality of development and service provision, strengthening the character and diversity of the community, protecting the natural landscapes that support the tourism economy, and creating safe residential areas.

#### Exhibit 2:

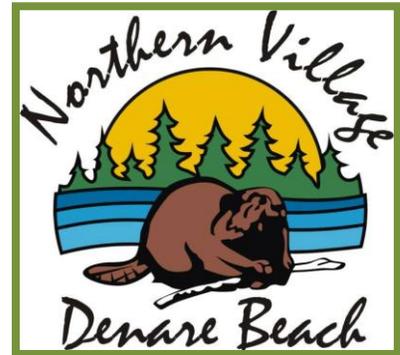
##### Municipal Vision

*The Northern Village of Denare Beach is a residential and tourist community with inviting and attractive character and atmosphere. Denare Beach is strongly committed to maintaining scenic and environmental qualities, a vibrant cultural life and a high standard of living.*

### 3.2 Municipal Goals

The following statements provide focus for the OCP and its policies as they relate to development within the Northern Village. The goals are not ranked by priority but collectively represent the aspirations of the Northern Village of Denare Beach:

- 1) Denare Beach will grow and prosper while maintaining its unique lakeside character.
- 2) Council will strive to dedicate natural areas, parks, and greenways to meet the broad range of recreation and passive park user needs.
- 3) Council will support and encourage development of tourism features and activities for the benefit of residents and visitors.
- 4) Council will encourage efficient, equitable, and affordable public services.
- 5) Council will support and actively encourage development of a range of public facilities and services for all age groups.
- 6) To improve quality of life, Denare Beach is committed to fostering compatibility of land uses, particularly residential and tourism uses, as well as strengthening community relationships.
- 7) Council will encourage development of safe residential areas to encompass and provide for the community's socio-economic diversity.



### 3.3 Authority and Mandate

In accordance with section 32(1) of the PDA, which states that *“An Official Community Plan must incorporate, insofar as practical, any applicable provincial land use policies and statements of provincial interest.”*

Section 32(2) states that an OCP must also contain statements of policy with respect to:

- a) *sustainable current and future land use and development in the municipality;*
- b) *current and future economic development;*
- c) *the general provision of public works;*

- d) *the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;*
- e) *the management of environmentally sensitive lands;*
- f) *source water protection;*
- g) *the means of implementing the Official Community Plan;*
- h) *the co-ordination of land use, future growth patterns and public works with adjacent municipalities; and*
- i) *if the municipality has entered into an inter-municipal development agreement pursuant to section 32.1, the implementation of the inter-municipal development agreement.*

Section 32(3) of the PDA states that an OCP may also:

- a) *address the co-ordination of municipal programs related to development;*
- b) *contain statements of policy regarding the use of dedicated lands;*
- c) *contain concept plans pursuant to section 44 of the PDA;*
- d) *contain a map or series of maps that denote current or future land use or policy areas; and*
- e) *contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.*

***Legislative Framework:***

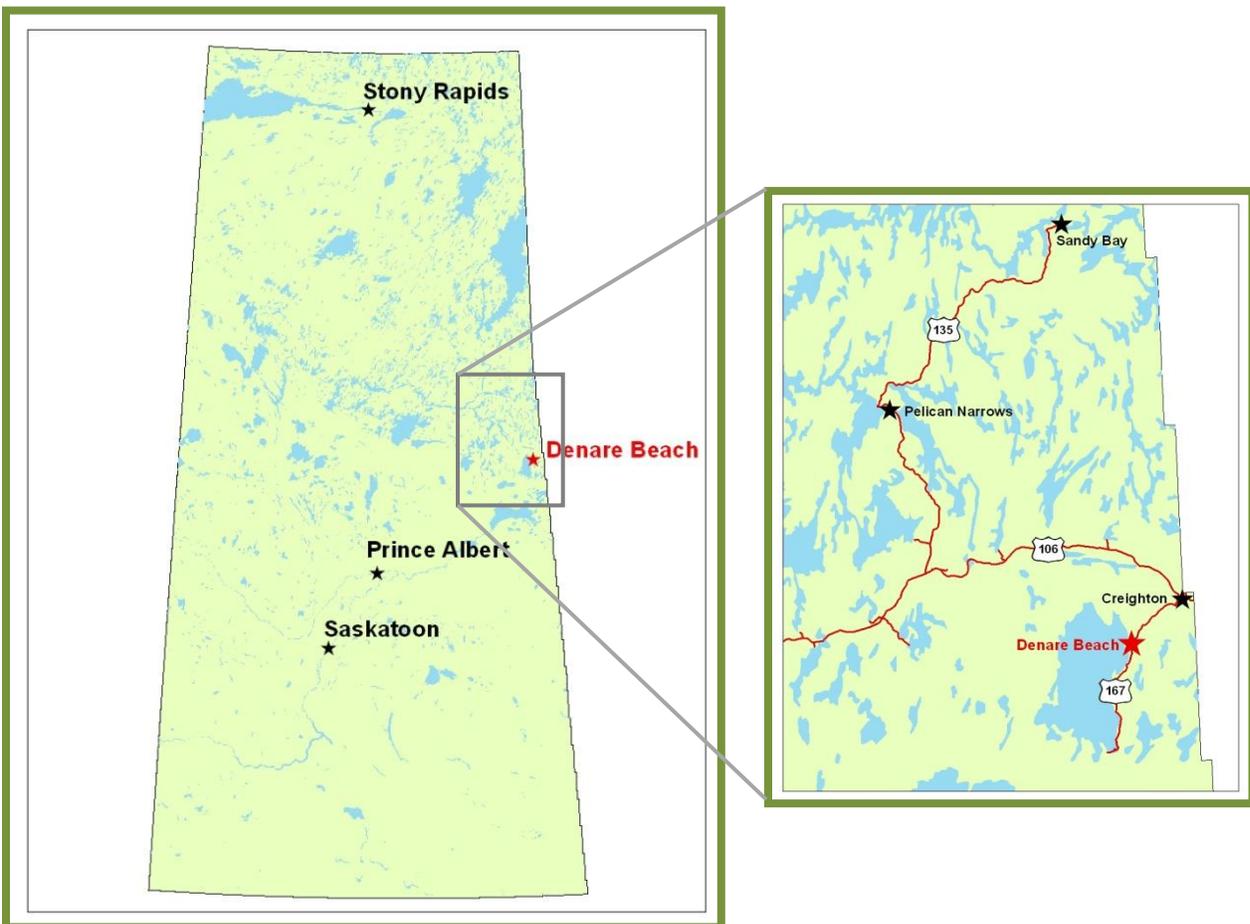
*The Planning and Development Act, 2007*

*The Subdivision Regulations*  
*The Dedicated Lands Regulations, 2009*  
*The Statements of Provincial Interest Regulations*

## 4. Background

Located on Amisk Lake in northeastern Saskatchewan, Denare Beach, as shown in *Exhibit 3: Northern Village of Denare Beach Regional Map*, has a rich heritage of traditional culture, the fur trade, and mineral prospecting. The scenic landscape and lake-frontage have attracted human activity for many centuries. With many portage routes in the area, archaeological discoveries indicate that this location was popular with First Nation and fur trading travelers. This site grew to be a small permanent settlement of trappers and fishermen in the early part of the 20<sup>th</sup> century.

**Exhibit 3: Northern Village and Denare Beach Regional Map**



Denare Beach lands were originally subdivided in 1937. Following the paving of the road to Creighton and Flin Flon in the early 1970's, permanent residential development began to take place and Denare Beach quickly became a resort area. The attractive surroundings and low cost lots enticed residents to overcome the disadvantages of daily travel to Creighton and Flin Flon for employment. Along with an increase in permanent residency resulting from commuting

workers, the federal government constructed a housing development for local members of PBCN. This development was linked with the operation of a fish processing plant located at the southern end of Denare Beach that has since closed. Thirty-seven (37) lots have since become Treaty Land Entitlement Reserve Lands and part of the Amisk Osakohikan First Nation within the municipal boundary. The Northern Village has an agreement with PBCN that reserve lands located within the Northern Village boundaries will recognize municipal bylaws and strive to ensure developments are compatible.

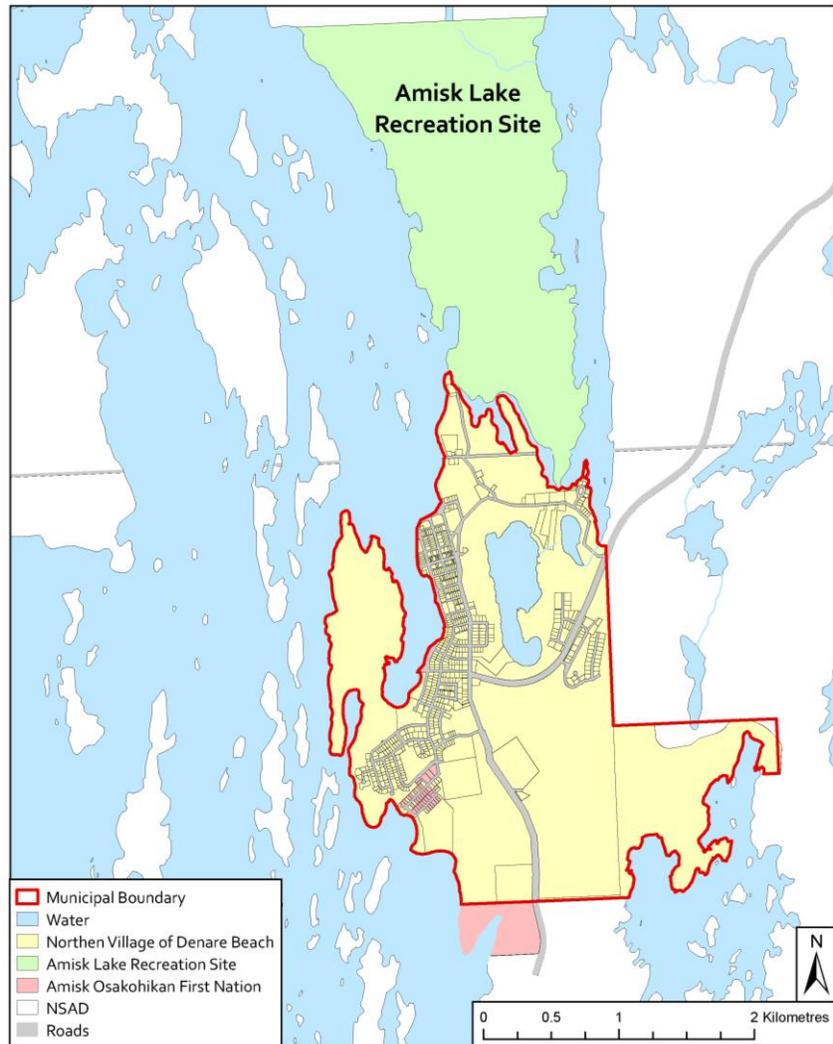
Denare Beach is strongly influenced by the communities of Creighton and Flin Flon. The residents of Denare Beach rely on the two larger centres for many of their recreational, commercial and economic needs. Conversely, Denare serves as a recreational community for residents of the two larger centres with its attractive landscape, access to Amisk Lake, local fishing, and other natural resources.

The majority of the work force from Denare Beach is employed in Creighton and Flin Flon in the mining industry. Shopping amenities in Denare Beach offer little more than convenience and specialty items and most commercial activity is directed toward the larger centres of Creighton and Flin Flon.



Exhibit 4: Amisk Lake Recreation Site

Denare Beach has extensive recreational amenities for those that enjoy the outdoors. The outdoor recreational opportunities for the residents of the region include: boating, camping, fishing, and beach activities. More specialized athletic, cultural, and social facilities are located in Creighton and Flin Flon. The provincial government created the Amisk Lake Recreational Site, comprised of 2 parcels of land that protects over 500 hectares of land for recreational purposes. The northern parcel, known as Sawmill Bay, is shown in *Exhibit 4: Amisk Lake Recreation Site*. The southern parcel of the Recreation Site is located in



the Sturgeon Weir and Sand Lake region at the southern end of Amisk Lake. Denare Beach also serves as a regional centre for the harvesting of natural resources such as fishing and trapping. The community offers an important focus for tourism within the northeast Saskatchewan region.

The land surrounding the Northern Village of Denare Beach includes Crown forest, lakes, and the Amisk Lake Recreation Site. The land and natural resources of this area are used for a variety of purposes including tourism, outdoor recreation, trapping, subsistence hunting and fishing, forestry, mining, and mineral exploration. Crown lands are administered by the Ministry of Environment (ENV) and the Amisk Lake Recreation Site is administered by Ministry of Parks, Culture and Sport. Land outlying the municipal boundary is within the unorganized area of the Northern Saskatchewan Administration District, and has operational and management functions performed by Northern Municipal Services, based in La Ronge.

The *Amisk-Atik Integrated Forest Land Use Plan* covers approximately 4.4 million hectares of land surrounding the Northern Village of Denare Beach. The plan was prepared by ENV to provide direction and a framework for resource management and land use on Crown land in northeast Saskatchewan.

#### 4.1 Property Ownership

The larger parcels within the municipality are primarily owned by the Northern Village of Denare Beach. Many of the smaller, individual lots throughout the community are privately owned. *Exhibit 5 and 5A: Denare Beach Property Ownership*, demonstrates the diversity of ownership within the municipality. This map shows that most undeveloped land is owned by the municipality, which becomes the most ideal locations to promote future development, as shown by *Map 1: 1A: and 1B: Future Land Use Maps*.

ENV administers Parcel AP, AT, and AQ Plan 96PA14561, Parcel AZ Plan 102034684, Parcel BB Plan 76PA19230 and Lot 2, 3 and 4 Block 37 Plan 72PA18348, and Lot 16, and Lot 17 Block 32 Plan 71PA04066; and administers the un-surveyed Crown land identified as **Area G** on *Map 1: Northern Village of Denare Beach Future Land Use*. Council is working with ENV to facilitate land transfer of a majority of the parcels and lots mentioned above, to the Northern Village of Denare Beach, excepting Parcel BB and Parcel AZ and Parcel AQ. As shown in *Map 1B: Future Land Use Map* Parcels AP and Parcel AT are designated Urban Holding to accommodate suitable development once the transfer occurs. Parcel AQ has been designated Recreation and Park due to its former use as a landfill and unsuitability for other kinds of development. Development on this parcel would require testing to ensure public health and safety and amendments to this OCP and *Zoning Bylaw*. In addition to the

The majority of individual lots within the municipality are privately owned. Six lots are owned by the Saskatchewan Housing Corporation (SHC) and the remaining individual lots belong to the Northern Village of Denare Beach. The Northern Village maintains ongoing lease agreements for a few homes in the community as a result of past agreements between the leaseholders and ENV. When titles to these properties were transferred from ENV to the Village, the lease agreements were honoured. The Village also has a number of vacant residential lots in the community which are available for sale.

Finally, the Amisk Osakohikan First Nation has a presence in the south-western portion of the municipality where Treaty Land Entitlement selections were made and an urban reserve has been established.

Exhibit 5: Denare Beach Property Ownership

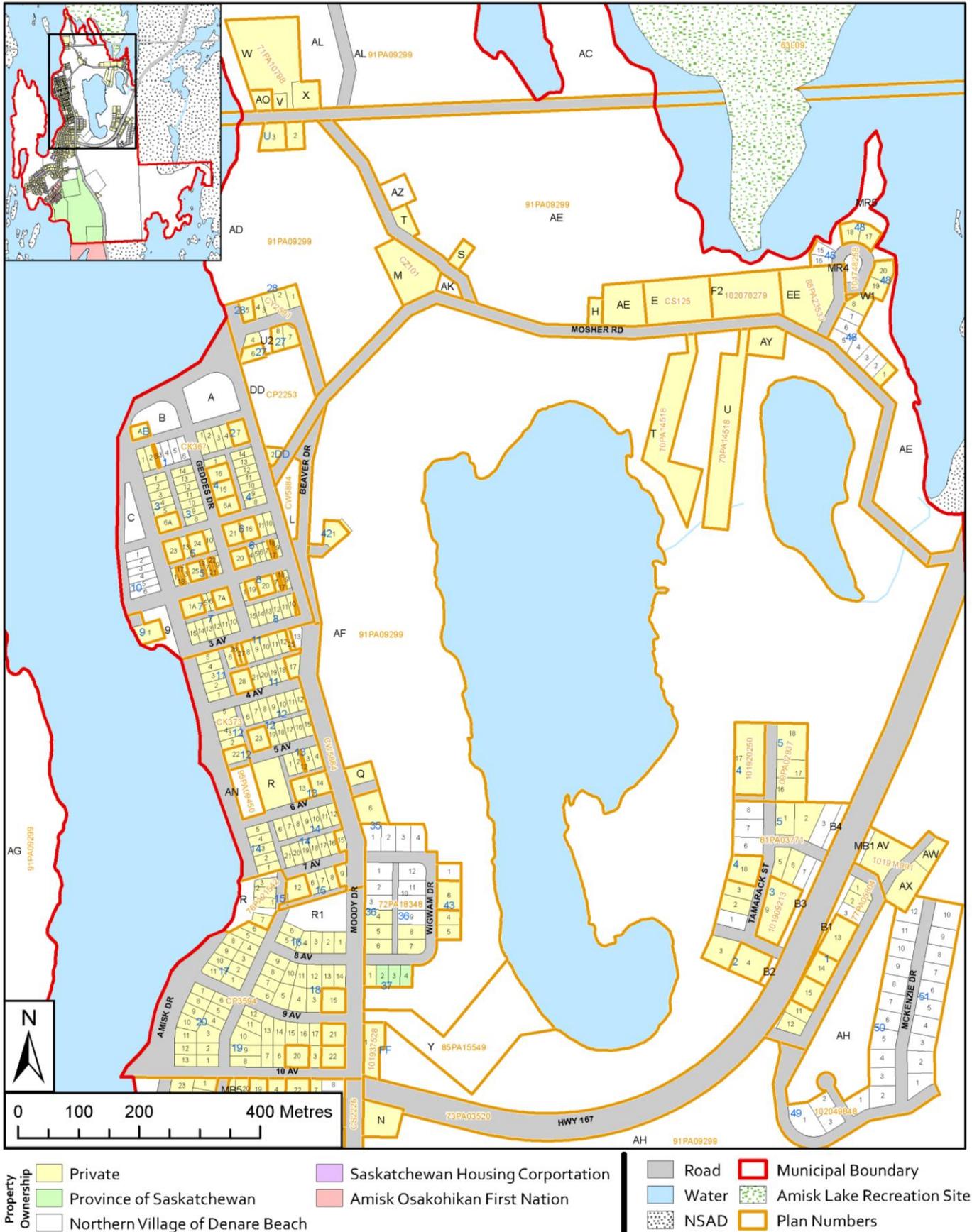
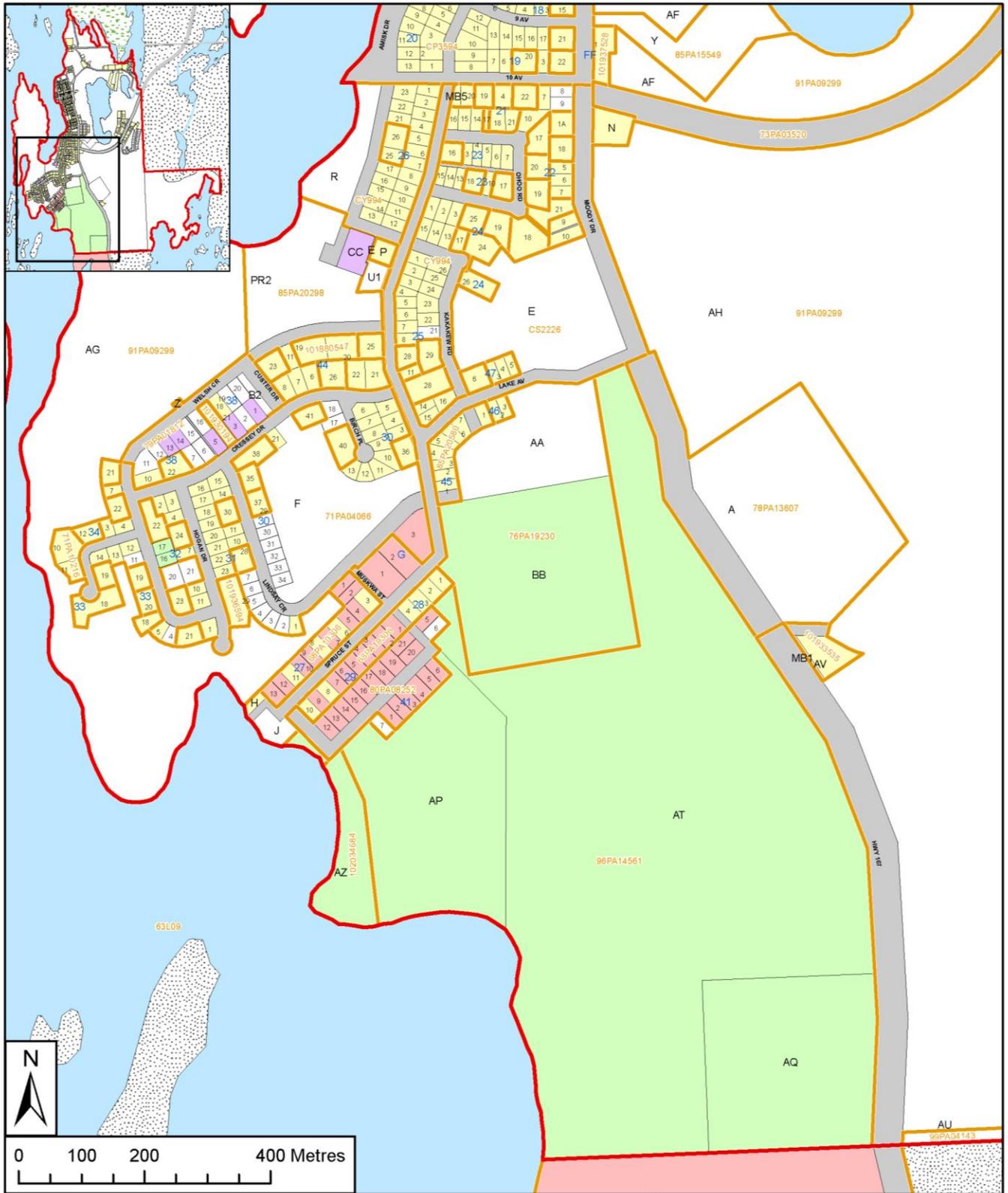


Exhibit 5A: Denare Beach Property Ownership



Property Ownership	<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Private	<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Saskatchewan Housing Corporation	<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Road	<span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> Municipal Boundary
	<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Province of Saskatchewan	<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Amisk Osakohikan First Nation	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Water	<span style="background-color: dotted; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Amisk Lake Recreation Site
	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Northern Village of Denare Beach		<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> NSAD	<span style="border: 2px solid orange; display: inline-block; width: 15px; height: 10px;"></span> Plan Numbers

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## 4.2 Municipal Constraints

The Northern Village of Denare Beach is located on the east shores of Amisk Lake. Village-titled property within the municipality allows for a selection of future development options, such as expanding development onto the peninsula to the west of the developed community, or to the north and south. However, due to the prevalence of bedrock and muskeg, developable land is limited.

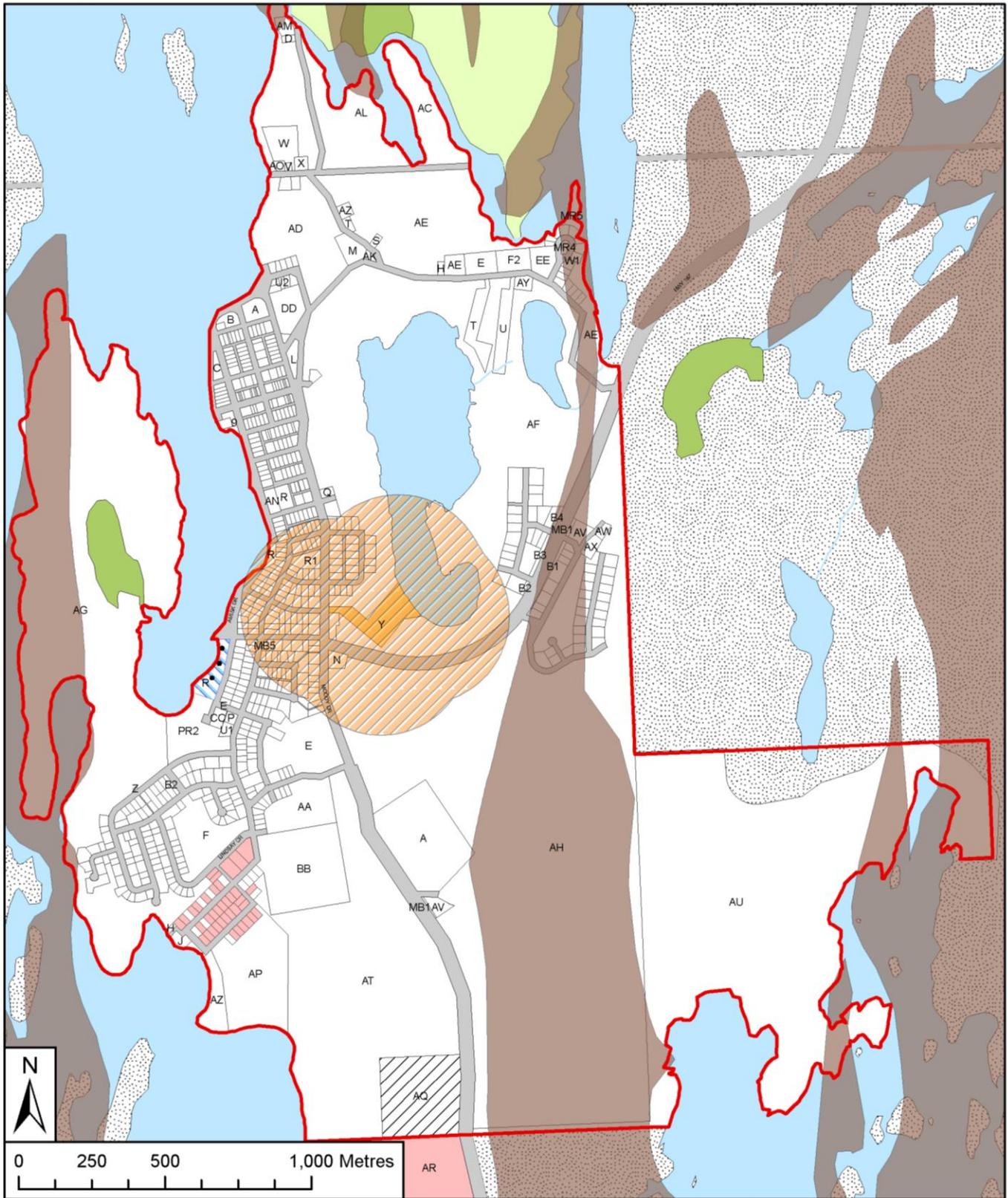
Future development east beyond the existing municipal boundary will necessitate dialogue with ENV, who are the land administrators, and the Ministry of Government Relations, to facilitate an alteration of the municipal boundary. These administrative processes are essential to ensure Council is well prepared for development.

Due to the extent of the constraints and the difficulty in installing conventional sewer and water systems, as development interest occurs, reviews will be conducted to determine phase options and associated developmental costs. Bedrock information can be acquired through provincial geologists and research, however local knowledge and visual assessment will likely aid in the conceptual planning of new development. Sound planning practices and continued communication with government and PBCN will facilitate orderly development to the east and south beyond the current municipal boundary.

The landfill site is currently located two kilometres north of the boundary requiring the Village to adhere to development setback requirements if development is proposed to the north. Small lakes in and around the municipality will require Council's special consideration for future development.

Geographic development constraints of the Northern Village of Denare Beach are illustrated in *Exhibit 6: Denare Beach Municipal Constraints*.

Exhibit 6: Denare Beach Municipal Constraints



<b>Municipal Constraints</b>	Bedrock	Municipal Wells	Road	Municipal Boundary
	Muskeg	Sewage Treatment Plant	Water	Amisk Lake Recreation Site
	Old Landfill	Sewage Treatment Plant Buffer	NSAD	Amisk Osakohikan First Nation

## 5. Future Land Use

This OCP provides a general guideline for future land use in the Northern Village of Denare Beach. This section designates land use patterns for the Northern Village and specific policy areas. The following maps reflect the pattern of existing land use and designate future land use areas. All *Future Land Use Maps* form part of this bylaw and are attached as Appendices:

Map 1: Northern Village of Denare Beach Future Land Use Key;

Map 1A: Northern Village of Denare Beach Future Land Use; and

Map 1B: Northern Village of Denare Beach Future Land Use.

Map 1, Map 1A, and Map 1B, listed above, reflect the recommended future land use for the Northern Village of Denare Beach. The maps are intended to be general in nature. Minor amendments to the accompanying Zoning Bylaw may be made as long as they do not contravene the intent of, and the policies noted in this OCP.

The designation of land use reflects the Northern Village’s perspective on community development and provides a framework for decision making. Any development within these areas will be subject to specific objectives, policies and zoning controls. The designations and the objective of each are as follows:

**Residential** – reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.

### Future Land Use Area Key

**Area A:**  
Residential  
*Page 19, 22*

**Area B:**  
Residential  
*Page 19, 22*

**Area C:**  
Medium Density Residential  
*Page 19, 21*

**Area D:**  
Medium Density Residential  
*Page 19, 21*

**Area E:**  
General Commercial  
*Page 24, 28*

*Continued on next page...*

**Recreation and Parks** – reflects existing and future areas of dedicated lands (including municipal reserves, environmental reserves, and buffer strips), municipal parks, and recreational areas.

**Commercial** – reflects existing and future areas of commercial development. Commercial development may include areas designated for general or water-based commercial uses.

**Industrial** – reflects existing and future areas of industrial development.

**Community Service** – reflects existing and future cultural and institutional uses, recreational facilities, and public utilities.

**Urban Holding** – applies to land that may not be feasibly developed without substantial infrastructure expansion, administrative processes, or the prior development of other lands. Existing uses will be provided for, however, no additional development is permitted that may jeopardize the future development of the land for urban uses. Generally land will be rezoned to other land uses after resolving land administration and title inconsistencies, the completion of appropriate infrastructure installation and approval of a development concept plans by Council.

**Future Land Use Area Key**

*...continued*

**Area F:**  
Residential  
*Page 20, 22*

**Area G:**  
Urban Holding  
*Page 11*

**Area H:**  
Industrial  
*Page 33, 34*

**Area J:**  
Recreation and Park  
*Page 79, 80*

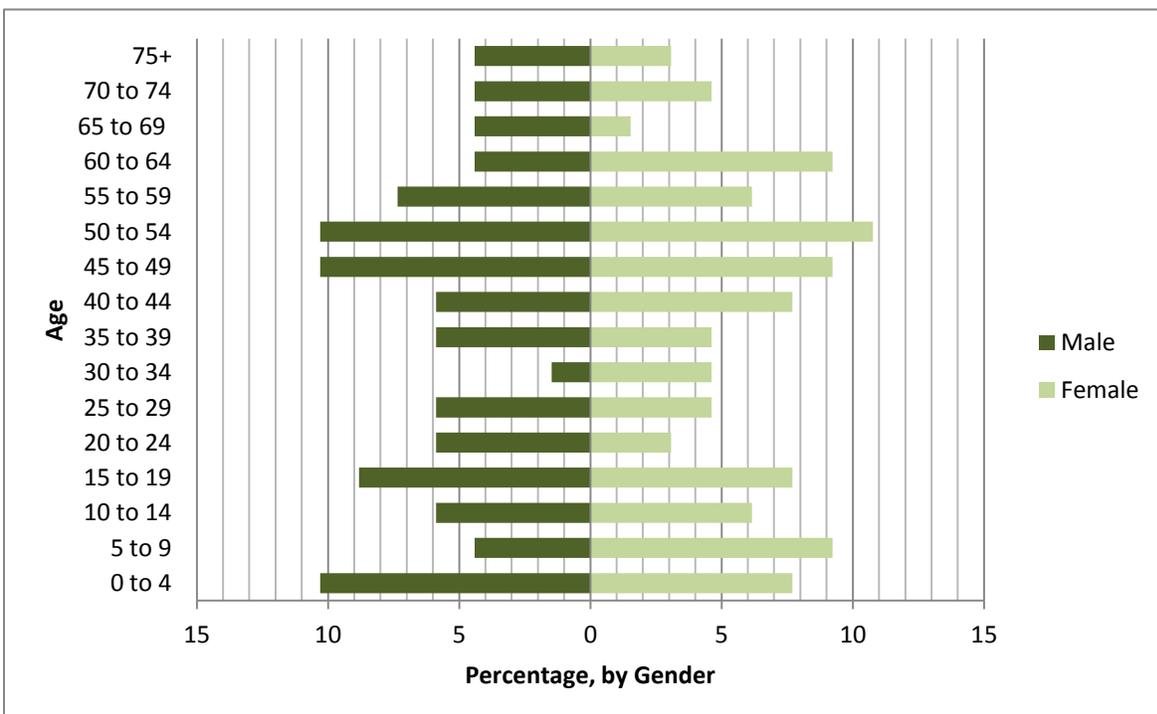
## 6. Residential Development

### 6.1 General Residential

The most common form of housing in Denare Beach is the single detached dwelling. There are 432 private dwellings of which 403 are single detached dwellings. This accounts for 93% of all of the housing in the community with the remainder being made up of mobile homes. Denare Beach has oriented the majority of development in the community towards the shores of Amisk Lake. Most of the built environment is contained in a 300 metre wide area between Moody Drive and Amisk Lake that runs 2 kilometres in length. The average household size in Denare Beach is 2.7 persons and 27% of the population is 55 years of age and older. The population is slightly older than the provincial average and housing an aging population in the next few decades will prove challenging. *Exhibit 7: Statistics Canada 2006 Population by Age and Sex in Denare Beach* illustrates the wide-ranging demographics within the community.

*Citizens should have access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social well being of communities.*

**Exhibit 7: Statistics Canada 2011 Population by Age and Sex in Denare Beach**



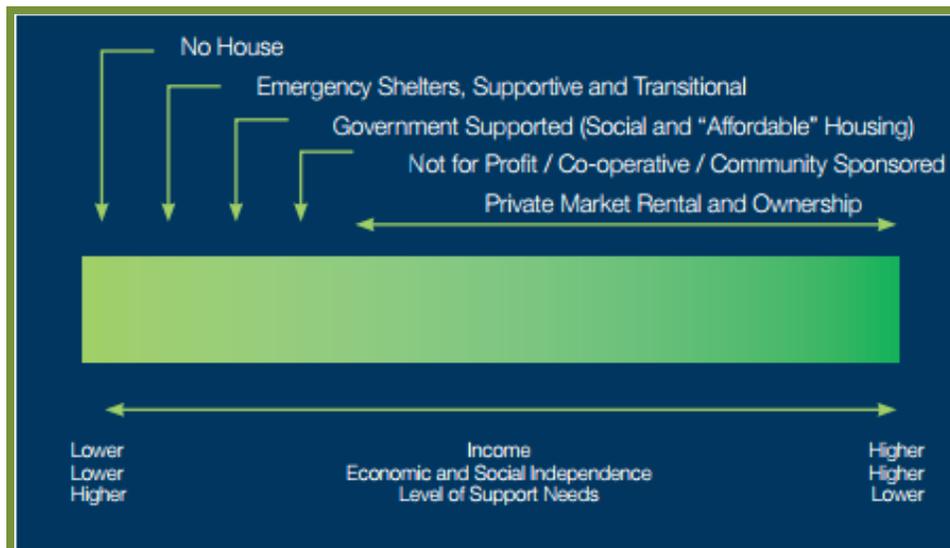
Diversifying the housing stock available in Denare Beach is critical to support the needs of the aging population. Whenever possible, appropriate housing options for seniors and elders, and smaller units, such as multi-unit, medium density developments contribute to a healthy housing stock. Benefits of this type of residential development include its inherent energy efficiency, achieving municipal objectives, as well as increasing the stock of affordable housing within the community.

The Northern Village owns the majority of the undeveloped land within the municipal boundary as illustrated in *Exhibit 5: Denare Beach Property Ownership*. Between 2005 and 2012, 34 vacant residential lots have been sold in Denare Beach and 17 homes have been built. Many residents purchase adjacent lots to their principal dwellings to create sites that accommodate accessory uses and additional space. With consideration to the existing developmental constraints, Council will encourage, whenever possible, to direct development efforts to rehabilitate or infill existing serviced lots. Where lots are deemed undevelopable, the municipality will pursue their zoning as Recreation (see section 10: Recreation of this OCP for more information).

The Village currently has an inventory of vacant lots available for sale within the community, which sell at a steady rate that meets current demand. The Northern Village also has title for, and leases some residential dwellings in the community. These leases carry over from the historical ENV leases, and the Village has continued to renew them.

The Northern Village of Denare Beach maintains its private market rental and ownership character. Regional economic and employment opportunities facilitate this economic and social independence within the community.

**Exhibit 8: Economic and Social Independence**



The Northern Village of Denare Beach maintains its tourist and recreational appeal. As permanent residency increases, private property owners have built accommodation in the form of guest houses, garden/garage suites or cottages for their visitors. Council has supported this development and recognizes the need to address future developments in this OCP. With this support



also comes the need to ensure compatibility among adjacent land uses. The *Future Land Use Maps* identify the following possible areas of residential expansion and development in Denare Beach.

**Area A**, on Parcel AG Plan 91PA09299 as represented in *Map 1B: Northern Village of Denare Beach Future Land Use*, is adjacent to one of the most recently subdivided areas on Welsh Crescent. This location provides contiguous expansion of residential development in close proximity to existing roads and utility lines. This land will primarily accommodate single detached dwellings although Council will reassess the housing demands at the time of subdivision and will diversify the housing types depending on the needs of the community. **Area A** is the preferred site of future residential development before Council will consider proposals for the development of **Area B**. This phased development will ensure efficient and orderly development that is economically feasible.

**Area B**, on Parcel AG Plan 91PA09299 as represented in *Map 1: Northern Village of Denare Beach Future Land Use Key* has some more constraining terrain in the form of bedrock and steep slopes. This terrain poses some challenge for conventional residential development and municipal servicing. The development pattern of **Area B** may be unconventional to avoid the harsh terrain and to respect and maintain the natural environment as much as possible. **Area B** is situated on a peninsula that provides the current residential and waterfront areas with beautiful natural views. This area's waterfront should be preserved to allow for a network of hiking and walking trails on the peninsula.

**Area C** and **Area D**, as represented in *Map 1B: Northern Village of Denare Beach Future Land Use*, are smaller areas that have been identified as suitable locations for medium density, which includes mobile home development. **Area C** is located on Parcel E Plan CS2226 and Parcel AA Plan 76PA19230 respectively, along Lake Avenue in the southern portion of the built up area. Council will continue to assess the need and demand for additional lots and these shall be developed when necessary. These parcels will be zoned to accommodate appropriate development density in the *Zoning Bylaw* in preparation for development.

**Area F**, as represented in *Map 1: Northern Village of Denare Beach Future Land Use* is located on Konuto Lake in Parcel AH Plan 91PA09299 and Parcel AU Plan 99PA04143 and has been identified for long-range planning as a residential expansion area. This area has significant development constraints and is not considered a priority area due to the encouragement of the province to prioritize development in areas that are efficient to provide servicing to. Despite this, **Area F** will provide land suitable for desirable lakefront lots, likely requiring property owners to install onsite water and sewer services until the installation of municipal services is feasible. The *Zoning Bylaw* will include a Rural Residential Zoning District that will be applied to **Area F** should un-serviced development occurs.

**Lot 16 and Lot 17 Block 32 Plan 71PA04066**, located on Welsh Crescent in the southern quadrant of the built up area are also titled to Her Majesty the Queen (Saskatchewan) and administered by ENV. Although these lots are considered to be difficult to develop due to the low lying lands and presence of water, Council will continue to work with ENV to facilitate land transfer to the Northern Village of Denare Beach.

### **Objectives**

- 1) *Ensure sufficient and suitable land is available for future residential development that meets the needs of residents of various social, health and economic needs.*
  - 2) *Ensure the planned and phased development of serviced residential lots continues that meet the needs of the growing population.*
  - 3) *Accommodate the planned, phased and orderly development of **Area F** when demand arises and development is within the capacity of the Northern Village.*
  - 4) *Ensure that residents have access to adequate and affordable housing.*
  - 5) *Maximize the use of, and secure, the developable land in Denare Beach.*
  - 6) *Encourage infill and rehabilitation development to minimize the cost of utility and servicing expansions.*
  - 7) *Support and encourage the timely development of senior housing in the community.*
  - 8) *Avoid and mitigate conflict between residential and other non-compatible uses.*
  - 9) *Encourage residential development that is energy efficient.*
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### 6.1.1 General Residential Policies

- 1) Council will monitor the availability of residential lots to ensure that there is adequate supply to meet demand.
- 2) The *Future Land Use Maps* will direct the development of residential land uses to accommodate a variety of housing forms provided for within the *Zoning Bylaw*. In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:
  - a) compatibility of adjacent land uses;
  - b) avoidance of environmentally sensitive and/or hazardous area;
  - c) the ability of the municipality to provide cost effective services;
  - d) the impact on financial and capital planning of the municipality;
  - e) zoning, subdivision design, street layout, and site planning;
  - f) the use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and
  - g) provision of dedicated lands pursuant to the PDA.
- 3) Council will encourage and support housing proposals that are innovative, enhance sustainability, protect green space, and maximize the developable area in the municipality.
- 4) Council will allow home-based businesses only when they are beneficial in type and scale to the character of the residential neighbourhood, and they adhere to the regulations and guidelines in the *Zoning Bylaw*.
- 5) At its discretion, Council will allow bed and breakfast operations in all Residential Districts, as zoned in the *Zoning Bylaw*, and they will adhere to the regulations and guidelines set out in the *Zoning Bylaw*.
- 6) Council will support a diversity of housing types, lot sizes and densities to meet the changing needs, lifestyle preferences, and economic circumstances of the community.
- 7) Mobile homes, and mobile homes used as caretaker's units, will only be allowed in Zoning Districts that permit this form of housing in the *Zoning Bylaw*.
- 8) Council will accommodate the development of Area C and Area D when proposals document the demand, and all other provisions of the OCP and *Zoning Bylaw* area are met.

- 9) Council will support affordable housing by:
  - a) identifying appropriate locations for its development;
  - b) assisting in the development review process; and
  - c) participating in affordable housing projects where appropriate, and within the municipality's financial capacity.
- 10) Council will accommodate the development of Area A when proposals document the demand and all other provisions of the OCP and *Zoning Bylaw* are met.
- 11) After the development of Area A, and when proposals document the demand, and all other provisions of the OCP and *Zoning Bylaw* are met, Council will amend the *Zoning Bylaw* to accommodate the development of Area B and Area F on the *Future Land Use Maps*.
- 12) Council will encourage residential infill development in existing residential areas, where appropriate, to maximize the use of existing infrastructure.
- 13) Council will consider and encourage increased density and varied housing options such as garden suites, garage suites, and secondary suites where appropriate to meet the housing needs of the community.

*'Implementation Guidance:*

- » *Locate residential development to be compatible with other land uses;*
- » *Make best use of existing municipal infrastructure when planning residential development;*
- » *Identify existing and future residential needs of the community along the entire housing continuum; and*
- » *Allow for a range of housing options appropriate for development in the community.'*

*~ Ministry of Government Relations: Planning Handbook*

## 7. Economic Development

One of the goals of the OCP is to support a foundation for long-term sustainability through a coordination of economic development and tourism. With the natural charm of a northeastern Saskatchewan waterfront community, Denare Beach is a welcoming tourist destination. Future economic development opportunities should be sensitive to the existing natural features and where possible, incorporate these charms into commercial growth.

Denare Beach strives to be a sustainable community; unfortunately, there are not enough local employment opportunities available. Commercial services currently located in the community are widely dispersed preventing the promotion of a downtown or tourist core. Council understands it needs to establish policies, goals and objectives to attract businesses to locate within the community promoting a vibrant and walkable commercial district.

There are two types of commercial development that are accommodated in the commercial districts that will be designated in the Northern Village and are identified by the same 'commercial' land use designation in *Exhibits 9 and 10: Denare Beach Existing Land Use*; Water-based Commercial development is oriented towards tourism-based and water-related activities that provide specialty goods and services to residents and visitors, and General Commercial development accommodates commercial activity for less location-dependent services. The *Future Land Use Maps* provide more detail for land use designation.



## 7.1 General Commercial Development

The Northern Village values commercial business development and is dedicated to creating an environment that accommodates commercial and other appropriately related development. Commercial development is primarily associated with expanding the range of commercial services available to the growing residential population. Attracting commercial businesses that provide essential goods and services will reduce the need for residents to travel outside the community for everyday items. Commercial activity in Denare Beach is dispersed throughout the community as illustrated in *Exhibit 9 Denare Beach Existing Land Use – North Section*, and *Exhibit 10: Denare Beach Existing Land Use – South Section*.

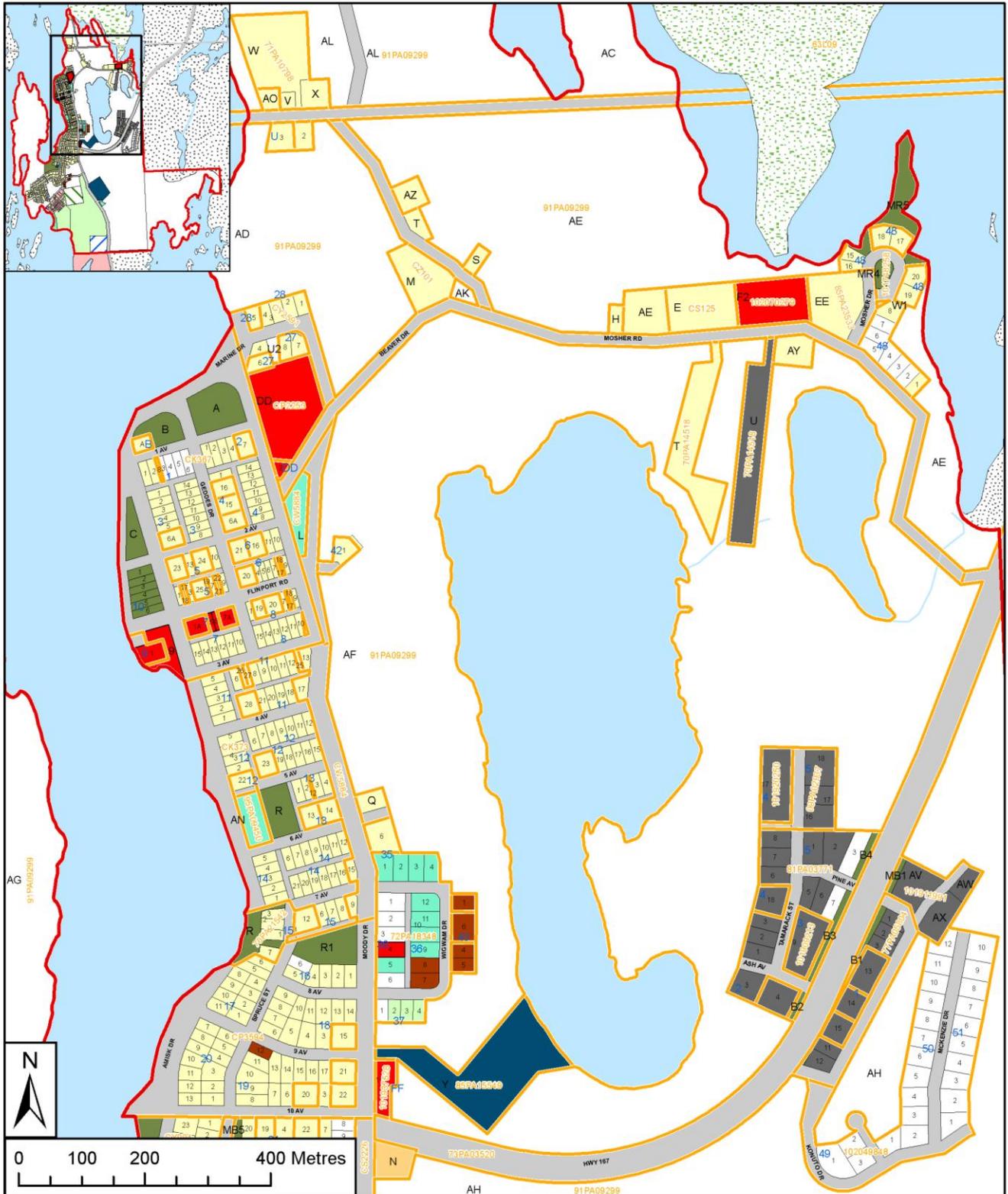
The Northern Village currently holds the title to **Lots 1 to 3 Block 36 Plan 72PA18348** (see *Exhibit 11: Commercial Opportunities*), and will promote these properties as appropriate locations for future commercial development.

**Lot 2, Lot 3, and Lot 4 Block 37 Plan 72PA18348**, as represented in *Exhibit 11: Commercial Opportunities* are lands within the municipality titled to Her Majesty the Queen (Saskatchewan) and administered by ENV. Council is currently working with ENV to facilitate the transfer of these lands. Once this process has been finalized, the municipality will promote these lots for future commercial development.

**Area E**, located on Parcel AF Plan 91PA090299 as shown in *Map 1A: Northern Village of Denare Beach Future Land Use*, is land suitable for future general commercial development. Proximity to Moody Drive makes this location easily accessible for tourists and residents. Moody Drive access facilitates ease for larger freight transports often needed with commercial enterprise shipment. This area, and those mentioned above are selected as the most appropriate for initial phases of future commercial development due to the compatibility of adjacent land uses.

*Economic Development reflects areas of the community with existing ventures and areas for future commercial and industrial development*

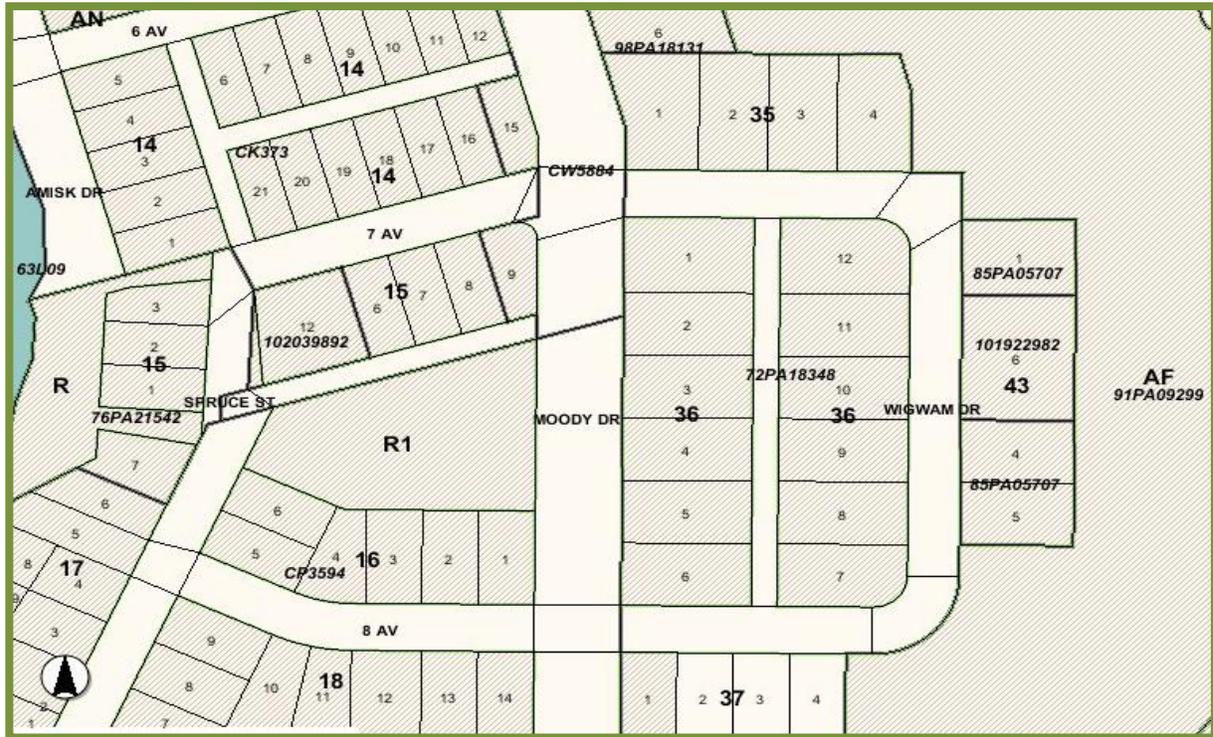
Exhibit 9: Denare Beach Existing Land Use – North Section



- |  |
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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Residential, Single Unit</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> Residential, Multi-Unit</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cc9966; border: 1px solid black; margin-right: 5px;"></span> Residential, Mobile Home</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #669933; border: 1px solid black; margin-right: 5px;"></span> Recreation Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ffcc; border: 1px solid black; margin-right: 5px;"></span> Public Services</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black; margin-right: 5px;"></span> Public Works</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> Undeveloped Crown Land</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black; margin-right: 5px;"></span> Fire Cache</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black; margin-right: 5px;"></span> Old Landfill</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> Old Fish Plant</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Vacant</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Road</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Water</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: radial-gradient(circle, #ccc 1px, transparent 1px); background-size: 4px 4px; border: 1px solid black; margin-right: 5px;"></span> NSAD</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcccc; border: 1px solid black; margin-right: 5px;"></span> Amisk Osakohikan First Nation</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid orange; margin-right: 5px;"></span> Plan Numbers</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Municipal Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Amisk Lake Recreation Site</li> </ul> |
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## Exhibit 11: Denare Beach Commercial Opportunities

**Objectives**

- 1) *Identify land suitable for future general commercial activities.*
- 2) *Ensure there is an adequate supply of surveyed lots available for commercial development.*
- 3) *Encourage infill and rejuvenation development of the existing general commercial areas.*
- 4) *Diversify the local economic base and create new employment opportunities.*
- 5) *Ensure a high standard of commercial development emphasizing compatibility with existing land uses nearby and the overall character of the community.*
- 6) *Maintain and improve the physical appearance of commercial areas by encouraging landscaping and other visually pleasing improvements.*

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### 7.1.1 General Commercial Polices

- 1) The *Future Land Use Maps* will identify areas suitable for general commercial development.
- 2) Council will amend the *Zoning Bylaw* to accommodate the development of **Area E** when proposals document the demand and all other provisions of the OCP and *Zoning Bylaw* area are met.
- 3) The *Zoning Bylaw* will regulate signs, landscaping, buffering, and outdoor storage, in all Commercial Districts to ensure visually attractive environments.
- 4) Council will evaluate new General Commercial development proposals based on the following factors:
  - a) consistency with the *Future Land Use Maps*;
  - b) land use compatibility with existing surrounding developments;
  - c) the capacity of the Northern Village to provide efficient and economical municipal services;
  - d) consistency with other municipal plans and bylaws; and
  - e) the provision of safe movement and integration of vehicular traffic into and out of the general commercial sites.
- 5) Council will endeavor to form regional partnerships to identify commercial needs, opportunities, funding and grant options.



## 7.2 Water-Based Commercial Development

Denare Beach is a pleasant lakeside community that attracts many tourists. Promoting tourism and tourism-based commercial opportunities will facilitate community growth.

Tourism-related and water-based commercial developments in the Northern Village include a marina, motel, restaurant, outfitter, and trading post, campsites, cabins, and kayak rentals. Tourism is the main industry within the Northern Village of Denare Beach and sound planning and preparation for development is critical for its success. A Tourism Development Plan can benefit the community by providing longer-term actionable goals that will support growth of in the tourism sector. The creation and adoption of such a plan will assist with direction and focus for the tourism-based economic development, while minimizing environmental impacts, and preserving the community character. The following discussion provides an overview of existing or potential Water-based Commercial lots, and it is encouraged that Council continue to identify further sites that have potential for this type of land use.



**Lots 1 to 6 Block 10 Plan CK367** are Village titled properties which offer a public opportunity and access to the lake. These lots are currently zoned as Recreation and Park in the *Zoning Bylaw* and designated Recreation and Park in *Map 1A: Northern Village of Denare Beach Future Land Use*. The SPI encourage environmental stewardship and responsible development with efforts to preserve and enhance public access to the lake for recreational use. Historically, and into the present day, Council has not been able to reach consensus about the future of, or opportunities available for, these lands. However, as Water-based Commercial Development is persistently limited by location, the site will periodically be assessed for potential development that meets the needs of, and benefits all residents to diversify the economy in the community.

**Parcel H Plan CS2226** is located on the shore of Amisk Lake. This parcel accommodates a fish packing and fish processing plant owned and operated by Churchill Fisheries. Churchill

Fisheries is an agent for Freshwater Fish Marketing Corporation (FFMC) and also a licensed fish processor. Churchill Fisheries operations include packing, marketing, retailing or wholesaling fish to FFMC, other commercial



enterprises, and to the public. While transportation capabilities have increased the flexibility of fish pack and processing operations to locate on non-lakefront parcels, small and mid-size fish plants are an appropriate water-based commercial use that Council supports in the community.

**Parcel J Plan CS2226** as found on *Map 1B: Northern Village of Denare Beach Future Land Use* and is the site of the old fish plant, the structure having been removed. Parcel J was a Treaty Land Entitlement Selection of PBCN and is now titled to Peter Ballantyne Land Holdings Company until it is granted reserve status. This land is intended to accommodate fish plants or other water-based commercial opportunity and will be zoned accordingly.

### ***Objectives***

- 1) Identify land suitable for future water-based commercial activities.*
- 2) Ensure there is an adequate supply of surveyed lots available for water-based commercial development.*
- 3) Encourage infill and rejuvenation development of the existing water-based commercial area.*
- 4) Expand and encourage the tourism sector in the community to create employment opportunities.*
- 5) Encourage tourism collaborations to promote consistent rates, policies, and regulations, through a Tourism Development Plan when feasible and appropriate.*
- 6) Strive to develop agreements with PBCN that ensure compatible bylaws.*
- 7) Maintain and improve the physical appearance of water-based commercial areas by encouraging landscaping and other visually pleasing improvements.*

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### 7.2.1 Water-based Commercial Policies

- 1) The *Future Land Use Maps* will identify areas suitable for water-based commercial development.
- 2) The *Zoning Bylaw* will regulate signs, landscaping, buffering, and outdoor storage, in the Water-based Commercial District to ensure visually attractive and aesthetically pleasing environments.
- 3) Council will encourage a range of water-based commercial uses including:
  - a) tourist accommodation, such as:
    - i. hotels;
    - ii. motels.
  - b) complementary tourist service facilities, such as:
    - iii. restaurants;
    - iv. cultural exhibits;
    - v. convenience retail stores; and
    - vi. artisan shops.
- 4) Council will evaluate new water-based commercial development proposals based on the following factors:
  - a) consistency with the *Future Land Use Maps*;
  - b) land use compatibility with existing surrounding developments;
  - c) the capacity of the Northern Village to provide efficient and economical municipal services;
  - d) consistency with other municipal plans and bylaws; and
  - e) the provision of safe movement and integration of vehicular traffic into and out of the water-based commercial sites.
- 5) New and infill development in the water-based commercial areas will comply with the *Development on Hazard Lands* requirements which will be set out in the *Zoning Bylaw*.
- 6) Although Recreation and Park is the preferred use for Lots 1-6 Block 10 Plan CK367, Council may consider applications to develop the site for water-based commercial development once the demand is documented and the proposal meets all the provisions of the OCP and *Zoning Bylaw*.
- 7) Once reserve status has been granted for Parcel J Plan CS2226, Council will enter into an agreement with PBCN to ensure compatible bylaws.

### 7.3 Home-Based Business

Allowing home-based businesses can benefit the community by creating new employment opportunities and enhancing the services in the community. This type of commercial activity can assist in stimulating the local economy through the purchase of local goods, leading to an expansion of the commercial sector.

Denare Beach developed as a residential bedroom community relying on the larger centres of Creighton and Flin Flon for comprehensive commercial needs. A majority of the land uses in the community are residential which is complementary to development of a home-based business sector. Home-based businesses can contribute to the services and character of an area, provided they are compatible in size and appearance with adjacent residential uses. Council believes home-based businesses make a valuable contribution to the local economy and feel confident supporting and encouraging this use. Council is committed to mitigating incompatible business and land use through controlling the scale and location of operations in the *Zoning Bylaw*.

#### **Objectives**

- 1) *Allow home-based businesses that are compatible with the residential area through provisions and regulations outlined in the Zoning Bylaw.*
- 2) *Mitigate any negative impacts that home-based businesses may have on residential areas.*
- 3) *Support home-based businesses that maintain or enhance the residential character of the neighbourhood.*

#### 7.3.1 Home-based Business Policies

- 1) Home-based businesses will be permitted at Council's discretion in all residential districts provided they comply with the requirements of the *Zoning Bylaw*.
- 2) The *Zoning Bylaw* will contain development and operational standards for home-based businesses including, but not limited to, number of employees, maximum building floor area use, parking, signs and outdoor storage.

## 7.4 Industrial Development

Denare Beach values industrial development in the local economy as a way of creating employment opportunities and diversifying the municipal tax base. Planned and phased development of industrial areas is important for maintaining the unique character the community. Council encourages light industrial activities in designated areas to ensure that developments do not adversely impact the Northern Village's unique character.

The majority of industrial land uses in Denare Beach are concentrated on both sides of Highway 167 as you enter the community from Creighton as illustrated in *Exhibits 9: Denare Beach Existing Land Use*. These industrial areas are adequately screened with municipal buffers to provide visitors with a pleasing point of entry to the community to support tourism goals, as well as being adequately separated from residential neighbourhoods to avoid conflict of land uses. As a result of this separation from the rest of the community, the lots are not serviced with municipal water or sewer, and where needed have onsite water and sewer holding tanks.

**Area H** is located on Highway 167 coming into Denare Beach from Creighton, and is on Parcel AF and Parcel AH Plan 91PA09299, as represented in *Map 1A: Northern Village of Denare Beach Future Land Use*. This area is suitable for future industrial expansion because it is near existing industrial land uses and is adequately separated from non-compatible districts. However, this expansion will only be considered when the need for industrial development is determined, as currently there are several vacant municipally-owned industrial lots available for sale.

### Objectives

- 1) *Identify land suitable for future industrial development.*
  - 2) *Diversify the local economic base with an industrial sector and create employment opportunities.*
  - 3) *Ensure that industrial activities avoid or minimize negative impacts on other nearby land-uses.*
  - 4) *Protect the health and safety of residents and maintain property values by ensuring industrial activities are located in appropriately identified areas.*
  - 5) *Ensure that the industrial area is screened along Highway 167.*
  - 6) *Ensure industry locates in areas designated for such use, and ensure they meet or exceed environmental standards.*
- 

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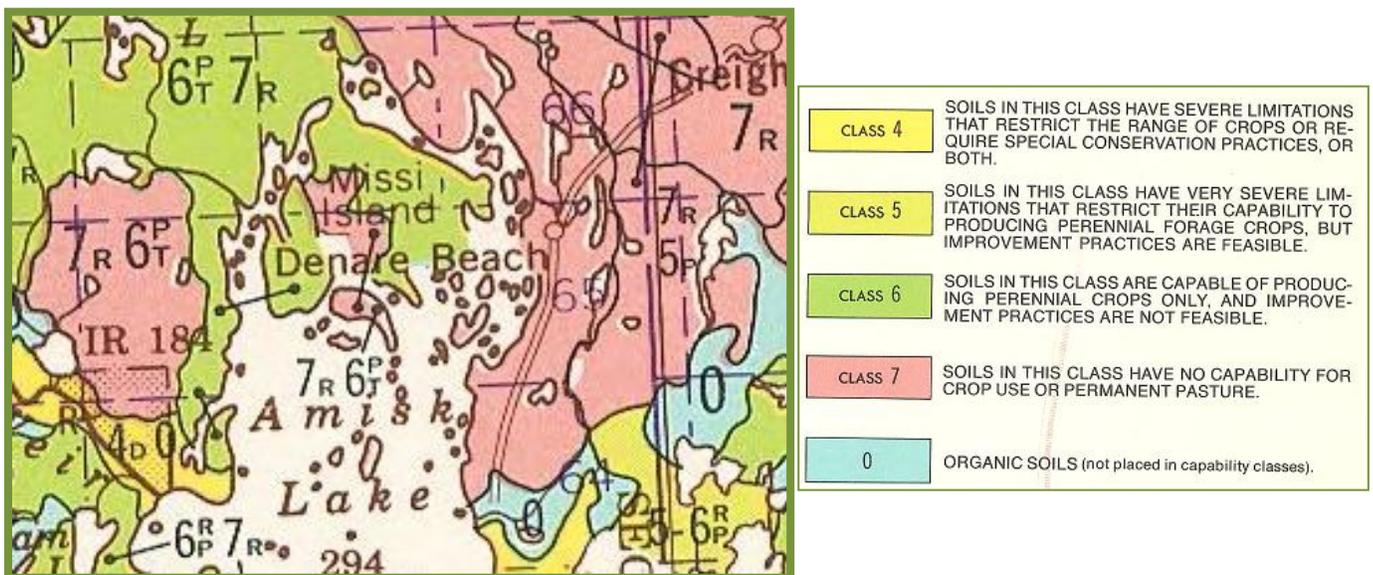
### 7.4.1 Industrial Development Policies

- 1) Council will direct industrial uses and compatible developments to the industrial areas identified on the *Future Land Use Maps*.
- 2) Future industrial subdivision and development proposals will be considered based on:
  - a) consistency with the *Future Land Use Maps*;
  - b) land use compatibility with existing developments;
  - c) the capacity of the Northern Village to provide efficient and economical municipal services should it be in a serviced, or adjacent to a serviced area;
  - d) consistency with other municipal plans and bylaws;
  - e) site suitability and planning for the provision of safe movement and integration of vehicular traffic into and out of industrial sites, including screening.
- 3) All industrial developments will require a landscaping plan as part of the application for a development permit in accordance with the *Zoning Bylaw* requirements.
- 4) Residential development, excepting caretaker's units, will be prohibited in the industrial district. Caretaker's units will be clearly incidental to an industrial operation.
- 5) Council will amend the *Zoning Bylaw* to accommodate the development of Area H when proposals document the demand and all other provisions of the OCP and *Zoning Bylaw* area met.
- 6) Where subdivision of land will require the installation or improvement of public works, the developer will be required to enter into a servicing agreement to cover the costs of the installation or improvements as required by section 15.5 of this OCP. Council may consider sharing in the costs of a service where the proposed service may benefit other areas of the municipality.
- 7) Council will accommodate the development of Area H when proposals document the demand, and all other provisions of the OCP and *Zoning Bylaw* are met.
- 8) Council will require adequate buffering between development in Area H and any water bodies or waterways to protect natural ecosystems and natural processes such as fish spawning. Council may seek advice regarding the impact of proposed development adjacent to water bodies or waterways from appropriate government agencies or ministries.

## 7.5 Agriculture and Value-Added Agribusiness

In respecting and supporting the SPI, Council will endeavor to provide opportunities for growth, *diversification* and expansion of agricultural and value-added agribusiness development, recognizing the value of sustainable agricultural activities. *Exhibit 12: Crown Land Soils Map*, provided by Agricultural and Agri-Food Canada, illustrates the soil capacity in and around Denare Beach. Denare Beach mineral soils are Class 7 soils, meaning the soil has no capability for crop use or permanent pasture. It is important to note however that the classification does not include consideration for tree growth, use for recreation, or natural habitats. Although the Northern Village of Denare Beach does not have prime arable lands within the municipal boundary, there are some larger private titles to the north and larger undeveloped parcels of land in the community that may accommodate agricultural opportunities in the future.

**Exhibit 12: Crown Owned Land Soils Map**



Different types of regional and local agricultural activities that provide goods for sale may include:

- Livestock (cattle, pigs, sheeps, horses, game animals);
- Poultry (hens, chickens, turkeys, game birds);
- Dairy, leathers, furs, and wools; or
- Timber, and non-timber forest products (Christmas trees, greenhouse or nursery products, mushrooms, sod, honey).

As there are no current agricultural lands within the municipality, the *Zoning Bylaw* does not include an Agriculture District. If the need arises, Council may amend the *Zoning Bylaw* to add the District, and include considerations of any applicable provincial regulations. Council recognizes that regulating Agriculture lands within the *Zoning Bylaw* will ensure that any future agriculture or value-added agribusinesses that develop are located nearby to each other to reduce the impact of these ventures on the remaining population and landowners. When an agriculture district is added to the *Zoning Bylaw*, the following objectives and policies will be recognized.

### ***Objectives***

- 1) Consider the quality of agricultural land when evaluating land use decisions.*
  - 2) Encourage agriculture and agribusiness ventures while retaining local biodiversity and natural ecosystems.*
  - 3) Encourage and support the implementation of environmentally considerate future farming practices.*
  - 4) Develop appropriate practices that allow for compatibility between the natural environment and future agriculturally managed lands.*
- 

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### 7.5.1 Agricultural Development Policies

- 1) Sustainable and innovative agricultural methods will be encouraged to enable producers the ability to diversify, process, and provide for the direct sale of locally produced commodities.
- 2) Council will consider amendments to the *Zoning Bylaw* to accommodate the development of agricultural activities and value-added agribusiness when proposals document demand and all other provisions of the OCP and *Zoning Bylaw* are met.
- 3) Any new amendment to the *Zoning Bylaw* to accommodate the development of agricultural activities and value-added agribusiness will also include minimum separation distances between developments; mitigation of odour and vegetative screening regulations; and consideration of implications to riparian areas.
- 4) Council will support local and regional initiatives that enhance and build capacity for agricultural and value-added agribusiness activities in the Denare Beach area.
- 5) All agricultural practices will observe preservation techniques to protect natural biodiversity and ecosystems.
- 6) All agribusiness ventures will abide by provincial standards of conservation and reclamation.
- 7) All agricultural, and agribusiness, proposals shall consider the 1:500 flood hazard elevations and riparian areas to ensure minimal risk to the safety of livestock or animals, and the contamination of nearby water.

*‘Council will consider working with the Ministry of Agriculture and value-added business operators to develop opportunities for economic development’  
~ Ministry of Government Relations: Planning Handbook*

## 7.6 Sand, Gravel and Mineral Resource Exploration and Extraction

Denare Beach currently has sand, gravel, and mineral extraction occurring in the municipality. Council recognizes that sand and gravel is a valuable resource essential to the construction of infrastructure, public works, residential development and places of business. Council recognizes that mineral resource exploration and extraction activity is a key contributor to the regional economy, growth and prosperity. Hudson Bay Mining and Smelting Company Ltd. own the Konuto Lake Copper-Zinc Mine east of the municipal boundary. Although this mine is outside the municipal boundary, and is currently closed, future exploration and development may conceivably prompt mine development within the municipality. Council may benefit by seeking partnership with resource companies operating in the region for future mining activity within the municipality. Council will be prepared for this opportunity with sound planning statements and policies within this OCP and the *Zoning Bylaw*.



*Copper-zinc ore from  
Konuto Lake Mine*

### **Objectives**

- 1) Accommodate appropriate sand, gravel, and mineral extraction within the municipality.
- 2) Ensure that sand, gravel, and mineral exploration, development, and extraction minimally impacts the environment (including underlying aquifers), and does not interfere with identified future development areas in the community.
- 3) Ensure future development is compatible with existing and planned mineral resource, sand, and gravel development.

### 7.5.2 Exploration and Extraction Policies

- 1) Council will support sand, gravel, and mineral exploration, development, exploration and extraction, provided the use is compatible with existing and future land uses, and adjacent developments.
- 2) Applications for sand, gravel, mineral exploration, development, and extraction must be accompanied by a reclamation and mitigation plan.
- 3) Council may require a performance bond for sand, gravel, mineral exploration, development, and extraction to ensure remediation of the site.
- 4) Sand and gravel extraction will conform to provincial requirements with respect to the distance of activity between riparian and water ecosystems to ensure minimal damage.

*Council may wish to consider approaching major resource companies to discuss future plans and needs.*

## 8. Inter-municipal Cooperation

*Promotion of inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development is key to the community's future.*

The purpose of inter-municipal cooperation is to take advantage of shared resources, infrastructure and skill that might be utilized by common interests. In many northern communities there is a resource shortage and a desperate need to plan and coordinate resources to reach the community vision. Encouraging neighbouring communities, entities, and residents to work together increases the likelihood that ventures will succeed toward creating a resilient community. In order to achieve the comprehensive goals of this OCP, it is important to have strong relationships within the municipality to maximize resources efficiently and effectively.

This section provides a brief overview of the major services provided and relationships within the municipality. Understanding where local knowledge and experience lies, and what services are available to access this knowledge-base is important to understanding how it can be enhanced. For example, identifying existing skill sets of residents through community consultation exercises or programming, a local knowledge database can be developed. This database can facilitate programming that connects residents with local or regional employment opportunities as a cooperative venture with neighbouring entities. As a small community, it is important that agencies, organizations, residents, and various entities work together towards common goals and interests. By increasing communication, solidifying partnerships within the community, and facilitating workforce networking, economic growth within Denare Beach will be more sustainable.

*Build a strong regional economy;  
Enhance service delivery;  
Increase quality of life;  
Reduce wasteful reproduction of services;  
Provide certainty for investors and developers; and  
Build municipal capacity through shared knowledge.*

### **Benefits of Joint Planning**

**Objectives**

- 1) *Improve communication between entities in and around Denare Beach.*
- 2) *Better utilize local resources and knowledge towards a more sustainable community.*
- 3) *Promote the skill-building and the retention of knowledge within the municipality.*
- 4) *Explore and enhance local relationships and partnerships towards common interests.*
- 5) *Actively promote local development and economic ventures.*
- 6) *When opportunities arise, cultivate inter-municipal agreements.*

**8.1.1 General Inter-Municipal Cooperation Development Policies**

- 1) Council will strive to maintain an inventory of local businesses and services to encourage local entrepreneurship, business development and opportunities within the municipality.
- 2) Council will seek to collaborate, create, or improve relationships with stakeholders to ensure resources are shared and that regional development is encouraged.
- 3) Council will ensure appropriate dispute resolution mechanisms are in place upon entering into any inter-municipal agreement.

## 8.2 Medical Services

Denare Beach residents access health care facilities in the neighbouring communities of Creighton, Saskatchewan and Flin Flon, Manitoba. Health care in north-east Saskatchewan is provided by the Mamawetan Churchill River Health Region (MCRHR) and consists of a small health centre located in Creighton. The health centre provides mental health services, public health, home care, dental services, diabetes education, community therapy, mental health, environmental health, and some addiction counseling. The appointed board of the Northern Regional Health Authority governs medical services in northeastern Saskatchewan. The regional hospital is approximately 20 kilometres away from Denare Beach in Flin Flon, and is a 42-bed facility that provides acute care services such as emergency, pediatrics, surgery, obstetrics, psychiatry, dialysis, chemotherapy, and palliative care, provided through an inter-municipal funding agreement between the provinces of Saskatchewan and Manitoba. The region also provides funding for addictions prevention and intervention services based out of Creighton. Denare Beach residents are also eligible for emergency medical transportation through the Northern Medevac Program.

### *Objectives*

- 1) *Ensure residents have access to appropriate levels of medical services and care.*
- 2) *Explore the need for medical services which are based in Denare Beach.*
- 3) *Accommodate medical facility development in the Zoning Bylaw.*

### 8.2.1 Medical Development Policies

- 1) Council will support and encourage the development of a medical care centre in Denare Beach when the need arises.
- 2) Council will explore opportunities through grants, and other funding or partnerships to expand the health services offered in Denare Beach.
- 3) Council will assist the MCRHR and the Northern Regional Health Authority to ensure that local medical services are adequate and available to residents.
- 4) Council will accommodate health services and medical facilities by permitting them in the Community Service and General Commercial Districts as regulated in the *Zoning Bylaw*.
- 5) Amendments to the *Zoning Bylaw* for medical facilities development will be supported by Council.

### 8.3 Schools and Educational Facilities

Schools and education facilities that serve Denare Beach are located in Creighton and provided by the Creighton School Division No. 111. The School Division covers approximately 1600 km<sup>2</sup> in northeast Saskatchewan and serves Creighton, Denare Beach, the Amisk Osakohikan First Nation, and surrounding area. Creighton Community School provides a learning environment for pre-kindergarten to grade 12 with a steady student population of approximately 500. Upwards of 40% of the students at Creighton Community School are transported by bus to the school daily. The school has many extracurricular activities including volleyball, basketball, golfing, and wrestling, cross country running, track and field, as well as visual and performing arts. Council recognizes the benefit of multi-purpose community facilities that provide flexible space for increased local educational opportunities and a range of community services.

Residents of Denare Beach also have close access to post-secondary education. Northlands College has its eastern region campus located in Creighton and provides a range of programs including adult basic education, trades, business, forestry, health and community services, mine training, and technology enhanced learning. The City of Flin Flon also has a number of post-secondary institutions, such as the University College of the North, Inter-Universities of the North, and Campus Manitoba.

#### *Objectives*

- 1) Ensure adequate land is available for the development of a community school when the need arises.*
  - 2) Accommodate educational facility development in the Zoning Bylaw.*
  - 3) Promote the coordination and sharing of community facilities for educational services with the Creighton School Division to maximize their efficient use.*
  - 4) Ensure that the educational services provided by the Creighton School Division are meeting the needs of Denare Beach residents.*
- 

### 8.3.1 Education Development Policies

- 1) Council will work with the Creighton School Division to assist in identifying the educational needs of the community and the possible location of a school in Denare Beach. Unless new proposals have been accepted by the Creighton School Division, Council will reserve Parcel F Plan 71PA04066 for construction of a school.
- 2) Council will accommodate education services in the community by permitting them in the Residential, Community Service, Recreation and Park, and Industrial Districts.
- 3) Council will encourage the joint or shared use of existing community facilities to accommodate educational services. New educational facilities will also be considered joint use facilities as a means of providing cost efficient services.

## 8.4 First Nations and Métis Engagement

An essential component of the development process is active consultation with neighbouring First Nations and Métis organizations located within, or nearby, the Denare Beach municipality. First Nations have occupied lands in northeast Saskatchewan for thousands of years. The traditional territory of the Cree Nation encompasses over 50,000 km<sup>2</sup> from the Saskatchewan-Manitoba border. The area west to Trade Lake, north to Reindeer Lake, and south to Sturgeon Landing, including Denare Beach were within this traditional territory.

Article 9.01 (a) of the *Saskatchewan Treaty Land Entitlement Framework Agreement* states that an agreement is required between the community and the First Nation before designating any land in the community as First Nation reserve. The agreement will cover tax loss compensation, compatible bylaws, and a method of resolving disputes.

Denare Beach has PBCN Treaty Land Entitlement lands within the municipality called the Amisk Osakohikan Indian Reserve, containing 37 residential lots at the south end of the municipality. In 1999, the Village entered into a Service Agreement pursuant to the *Framework Agreement*. The Agreement details provisions respecting municipal services, methods of resolving disputes, tax loss compensation, fee increases, access to lands, bylaw compatibility and joint planning committees.



*Enhancing the participation of First Nations and Métis communities in land use planning  
and development processes contributes to sustainable development*

**Objectives**

- 1) *Develop a partnership with PBCN upon respect for each other's jurisdiction and a common understanding of mutual interests.*
- 2) *Encourage compatibility of development and bylaws between the Northern Village and new reserve lands that may be established in and abutting the municipality.*
- 3) *Improve communication between all entities to ensure partnerships can be made to reach common goals and utilize existing resources.*
- 4) *Ensure municipal lands are managed in an environmentally sound manner.*

**8.4.1 First Nation and Métis Engagement Development Policies**

- 1) Denare Beach will require PBCN to enter into a Service Agreement with the Northern Village for all future Treaty Land Entitlement selections; pursuant to Article 9.01 (a) of the *Saskatchewan Treaty Land Entitlement Framework Agreement*, to ensure:
  - a) compatibility of land use;
  - b) compatibility of bylaws;
  - c) land-use development;
  - d) future expansion proposals;
  - e) access to land and property;
  - f) payment of services provided; and
  - g) methods of resolving disputes.
- 2) Council will collaborate and consult with PBCN regarding areas and topics of mutual interest or heritage significance.
- 3) Council will work, where appropriate and desired, with PBCN toward regional initiatives that will promote economic development.
- 4) Council will continue to collaborate with PBCN to coordinate infrastructure development.

## 9. Heritage and Culture

The Northern Gateway Museum in Denare Beach is one of Saskatchewan's oldest museums, founded in 1957. It was renovated in 2000 to resemble traditional log cabin building architecture. The collection materials date from the 1700s through the 1900s, including artifacts of local Aboriginal groups, the fur trade, and the gold rush. The museum focuses on the regional history of the Amisk Lake and Beaver City area. Archival records within the museum include architectural records, films, videos, as well as hundreds of photographs. The museum is located on Parcel L Plan CS5884 on Beaver Drive, as represented in *Map 1A: Northern Village of Denare Beach Future Land Use* and is open during the summer months.

*Ensuring  
Saskatchewan's culture  
and heritage resources  
are protected,  
conserved and  
responsibly used.*

The Denareplex Community Centre on Lot 9 to 12 Block 36 Plan 72PA18348 and is located on Wigwam Drive across from the Fire Hall and Village Office, as represented in *Map 1A: Northern Village of Denare Beach Future Land Use*. It has an outdoor skating rink with an indoor bunk, exercise room, full kitchen, and hall space for community events. Community clubs use the Denareplex for gatherings and regular activities such as tae-kwon-do. The community's investment in sustaining local heritage and cultural activities promotes a cohesive and sustainable community spirit. The availability of this infrastructure and these activities enhance residents' quality of life.

Amisk Lake Church is the only religious facility in Denare Beach and is located on Lot 5 Block 36 Plan 72PA18348 on Moody Drive. There are a variety of other churches located in Creighton and Flin Flon.



**Objectives**

- 1) *Ensure that residents have access and opportunities for cultural enjoyment.*
- 2) *Ensure that public uses are located where they will best serve the needs of both residents and visitors.*
- 3) *Ensure heritage and cultural resources are protected within the community.*
- 4) *Promote local culture and history by supporting and accommodating heritage and cultural institutions in the community.*
- 5) *Identify and preserve historical buildings or cultural sites within the community.*

**9.1.1 Heritage and Culture Development Policies**

- 1) Council will support heritage and cultural development in Denare Beach.
- 2) Preservation of buildings and infrastructure of historical significance shall be encouraged.
- 3) Council will support initiatives to provide and improve local arts and culture opportunities.
- 4) Places of worship, community centres, multiplex facilities, halls, and other places of assembly will be permitted and encouraged in the community.
- 5) Council will continue to administer the Northern Gateway Museum and promote it as regional heritage and tourist attraction.



## 10. Recreation

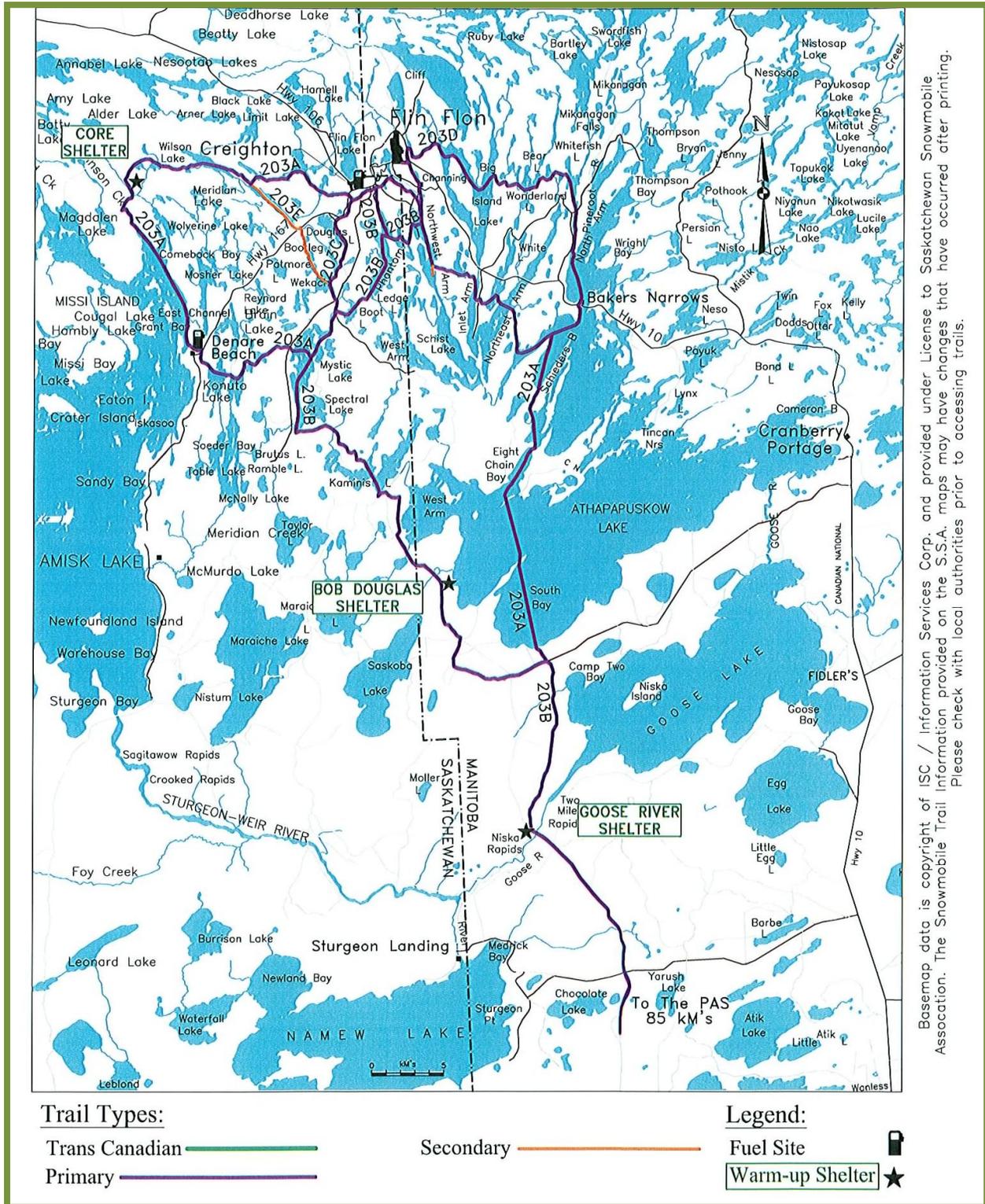
The Northern Village of Denare Beach has a natural aesthetic charm that local residents enjoy and wish to maintain, and that visitors seek when they travel to northern Saskatchewan. The natural landscape surrounding the municipality also provides residents with many active and passive recreational opportunities. Hiking, cross country skiing, bird watching, swimming, fishing, ATVing, and snowmobiling are activities that can be enjoyed in and around the Village. *Exhibit 13: Border Explorers Snowmobile Club #203 Trail Map* illustrates some of the many snowmobile trails around the Northern Village of Denare Beach. Recreation within the community also includes indoor activities such as those provided in the community centre, senior hall, and the DenarePlex.

Providing more opportunities for expanding the recreational amenities within the community are best approached through fostering strong inter-municipal relationships and engagement of provincial ministries in joint planning activities. The Recreation Council Committee is responsible for promoting these relationships and ensuring that sufficient open space is retained within the community. To aid in the implementation of the objectives of this plan, the Recreation Council Committee may develop a Parks and Recreation Master Plan that provides greater detail and integration of parks and recreation development across the entire community. The following section outlines the areas within the municipality that are identified for recreational use and provides a framework for future recreational development.



*Supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities*

Exhibit 13: Border Explorers Snowmobile Club #203 Trail Map



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## 10.1 Parks, Open Space, and Recreation

The availability and quality of open space and parks is an important measure of the livability of a community. Denare Beach has many natural assets, including beaches, lakes, and beautiful scenery. The area provides opportunity for a wide variety of outdoor activity such as the development of walking or hiking trails. Amisk Lake Recreation Site is adjacent to the municipal boundary to the north of the community, as illustrated in *Exhibit 4: Amisk Lake Recreation Site*, administered by Ministry of Parks, Culture and Sport. The remainder of the municipality's adjacent lands is unoccupied Crown lands administered by ENV.

Surveyed lots that are deemed undevelopable due to terrain, infrastructure, or lot size constraints can be designated Recreation and Park to increase open space stock. The areas discussed below are identified as undevelopable and have been left in their natural state to be used as open space amenities.

Amisk Drive, the surveyed road along the shore of Amisk Lake, presents a challenge to develop and the community has chosen to use the land as green space and as public access to and along the waterfront. Undeveloped sections include the portion of surveyed road in front of Lot 2 to 5 and 22 Block 12 Plan CK373, Parcel AN Plan 95PA09450, and Lot 1 to 5 Block 14 Plan CK373, as illustrated in *Map 1A: Northern Village of Denare Beach Future Land Use*. Although Amisk Drive is the legal access for the residences along this section, physical access is achieved by the lane at the rear of the lots.

Marine Drive is another circumstance where a surveyed road along the shore of Amisk Lake has not been developed. The portion of undeveloped roadway is north of Parcels A and Parcel B Plan CK367 as illustrated in *Map 1A: Northern Village of Denare Beach Future Land Use*. This space is used as park space and provides access to the public beach area for residents to enjoy.

Parcel AQ Plan 96PA14561 as illustrated in *Map 1B: Northern Village of Denare Beach Future Land Use* is the old landfill site used by the Village. This parcel is titled to ENV, and due to provincial regulations, will need soil testing before development is approved. As it is located in the southern portion of the municipality and not needed for immediate residential development, Recreation and Park zoning is the most appropriate zoning until demand arises.

The *Future Land Use Maps* show the remaining Recreation and Park future land use areas that provide a network of green space and recreation amenities for the Northern Village. Shoreline parcels offer sensitive natural areas protection from development impacts and act as buffer for flooding to already built up areas, in addition to providing public access to the waterfront. Other recreation spaces throughout the community are provided for when lots are deemed undevelopable and where dedicated lands are required through the process of subdivision.

**Objectives**

- 1) *Provide a system of accessible and safe parks, trails and open spaces that connect to outlying areas, natural open space, and the lakefront for the enjoyment of both residents and visitors to Denare Beach.*
- 2) *Designate sufficient park and open space areas to meet the long-term requirements of the community for both residents and visitors as the community grows and changes.*
- 3) *Support, within the parks system, a balance of active sport and recreational opportunities, and areas of natural environment.*
- 4) *Support the provision of community recreational facilities and gathering places within Denare Beach that meets the needs of the community.*
- 5) *Encourage cost sharing strategies and inter-municipal partnerships with PBCN, the relevant provincial ministries for the development of recreation, leisure facilities and services.*

**10.1.1 Parks and Recreation Development Policies**

- 1) Council will consider a long-term strategy for the establishment and location of future parks and natural areas with all development applications.
- 2) Council will promote Denare Beach as an outdoor recreation destination based on its natural assets.
- 3) Council will actively engage and consult regional partners if opportunities for regional recreation development become apparent and achievable.
- 4) Council will ensure new developments meet the dedicated lands requirements and encourage the establishment of a system of linked parks, natural areas, and trails.
- 5) Cash-in-lieu of dedicated lands funds will only be considered in the Industrial Zoning District and Urban Holding District.
- 6) New development shall not impede access to the Amisk Lake Recreation Site.

- 7) Council will work towards maximizing the use of existing facilities to provide affordable and accessible community programming.
- 8) Council will consider the following criteria when establishing park and green space:
  - a) the present and future needs of the community;
  - b) areas with scenic views;
  - c) lakeshore access;
  - d) outdoor recreational and neighbourhood park opportunities;
  - e) size, topography, and configuration of the land;
  - f) wildlife and nature observation;
  - g) cultural areas or community facilities;
  - h) areas containing or adjacent to natural features; and/or
  - i) environmentally sensitive areas.
- 9) Where lots are deemed undevelopable, Council will zone those sites Recreation and Park in the *Zoning Bylaw*.
- 10) Council will ensure that Parcel AQ will not be rezoned from Recreation and Park in the *Zoning Bylaw* until the site has been proven safe for development through soil testing and any other provincial or federal requirements.



## 10.2 Dedicated Lands

Denare Beach has many riparian, aesthetically pleasing, and environmentally sensitive areas that enhance the community's appeal and provide passive recreational activities for residents and tourists. The Northern Village is situated on Amisk Lake and Mosher Lake which provides for water-based recreational activities. Dedicated lands are reserved for public uses such as parks and open spaces, and to protect the interests of the public. The PDA and *The Dedicated Lands Regulations, 2009* regulate leasing, permitting, and entering into agreements for the use of dedicated lands. The legislation and regulations allow dedicated lands to be sold or exchanged under certain circumstances. There are four types of municipally dedicated lands including; buffer strips, environmental reserves, municipal reserves, and walkways.

### *Objectives*

- 1) *Guarantee the public right to use and access all dedicated lands.*
- 2) *Preserve open spaces, natural beauty, and environmentally sensitive areas by encouraging development that respects and integrates the natural landscape.*
- 3) *Ensure that dedicated lands are provided in appropriate locations when land is the subject of a proposed subdivision.*
- 4) *Protect dedicated lands from unauthorized use and preserve the natural integrity of the land.*
- 5) *Ensure the use of dedicated lands as buffering tools between incompatible uses.*
- 6) *Ensure dedicated lands are restored to an appropriate state after removal of developments.*

### 10.2.1 Dedicated Lands Development Policies

- 1) Where development is proposed adjacent to a water body, Council may require that land is dedicated as municipal or environmental reserve to protect sensitive areas and to ensure continued public access to these areas.
- 2) Where there is an application for leasing dedicated lands, Council shall ensure that the lease agreement follows all provisions in *The Dedicated Lands Regulations, 2009*.

- 3) Where subdivision is proposed adjacent to a water body, Council may require the dedication of municipal or environmental reserve land which ensures public access to the lake, and to protect sensitive areas and hazard lands.
- 4) Council may require the developer to enter into an agreement that requires construction of a communal boat launch in new residential areas or extensions of residential areas which are adjacent to a water body.
- 5) Shoreline Development will be regulated in the *Zoning Bylaw*.
- 6) Excluding municipal facilities or schools; developments prohibited on dedicated lands include:
  - a) uses which restrict public access to any part of, or entire parcels of dedicated lands;
  - b) septic tanks;
  - c) storage of hazardous materials; and
  - d) boathouses.

## 11. Biodiversity and Natural Ecosystems

As a community in northern Saskatchewan that has substantial potential for tourism, it is important for Denare Beach to ensure that the natural biodiversity and ecosystems surrounding the municipality are not negatively affected. By incorporating the consideration of nature into future planning, any future development within the municipality shall mitigate serious environmental disturbances that would affect the natural systems of the area. Areas within the municipality that are low-lying, muskeg, or areas of bedrock have been identified in *Exhibit 6: Northern Village of Denare Beach Municipal Constraints*.



### 11.1 Ecological Integrity

Ecological integrity is the ability of an ecological system to support and maintain a community of organisms that has species composition, diversity, and functional organization comparable to those of natural habitats within a region. Denare Beach is located in the Precambrian Shield and boasts beautiful landscapes and environmental resources. The municipality is surrounded by northern boreal forest and lakes, and Council strives to ensure that quality of the natural environment is preserved.

*Denare Beach is committed to conserving Saskatchewan's biodiversity,  
unique landscapes and ecosystems for present, and future generations*

Within this region there are numerous rare or endangered plant species, as illustrated in *Exhibit 14: Rare or Endangered Plants*. The Saskatchewan Environment data does not identify any rare or endangered animal species within the Denare Beach region. The diverse array of animals, birds, and aquatic life available in the region is important to the traditional way of life for many residents, and therefore, must be maintained. Council wants to ensure the quality of the natural environment is preserved or enhanced, where possible, throughout planning and development by minimizing adverse impacts. Where environmental damage does occur, Council is committed to working with responsible parties to ensure mitigation and innovative solutions are achieved for reclamation.

#### Exhibit 14: Rare and Endangered Plants



**Objectives**

- 1) *Ensure the natural landscapes and features in Denare Beach are preserved and enhanced.*
- 2) *Ensure development respects natural drainage, riparian areas and wetlands, by minimizing, mitigating or avoiding adverse impacts.*
- 3) *Support land use and development that preserve and enhance environmentally sensitive areas.*
- 4) *Identify and protect critical, rare or threatened species and their habitats.*
- 5) *Provide an environmentally safe, sustainable, and visually pleasing community for residents and visitors.*
- 6) *Minimize future environmental problems caused by unregulated development or disregard for site conditions.*

**11.1.1 Ecological Integrity Development Policies**

- 1) Important natural or riparian areas, significant landscapes, features, and systems shall be integrated into development proposals, planned and protected through land dedication.
- 2) Council will continue to communicate with provincial ministries to maintain current inventories of species classifications within the municipality and surrounding region.
- 3) Council will work with stakeholders, industry and government to identify and strive to preserve the habitat of rare and endangered species.

## 11.2 Forest Management

Denare Beach is situated in the northern boreal forest. The forest surrounding the municipality is unoccupied Crown land administered by ENV. *The Amisk-Atik Integrated Forest Land Use Plan* provides the direction and framework for resource management and land use in these Crown lands. Inside the municipality there is a healthy urban forest on both private and public lands. Managing this municipal resource is essential to maintaining natural ecosystems and for the health and safety of residents. Mee-Toos Forest Products has a Term Supply Licence in the region outside of the municipality. Although large quantity forest harvest will not be permitted, there will be situations where it will be necessary to permit harvesting for reasons related to fire, insects, diseases and invasive exotic species.

### *Objectives*

- 1) *Effectively manage and protect the integrity of the forest within the Northern Village.*
- 2) *Maintain a healthy, safe, and attractive tree population in the Northern Village.*

### 11.2.1 Forest Management Development Policies

- 1) Retention of safe and healthy trees on lands within the municipality will be encouraged.
- 2) Council will seek opportunities to integrate urban forest management with broader planning objectives such as infrastructure, recreation and park, and tourism planning.
- 3) Council will responsibly manage forest lands in respect to fire, insects, diseases and invasive exotic species.



### 11.3 Shoreline, Water bodies, and Source Water Protection

Denare Beach is located along Amisk Lake, Mosher Lake, Konuto Lake, and surrounds Mud Lake, as illustrated in *Exhibit 15: NTS Mapsheet 63K12 Denare Beach*. There is over 16 km of shoreline in the municipality. The shoreline, which is formed by shallow



water between the shore and 10 to 15 metres toward the centre of the lake, is essential to the survival of many species. The lakes are an important resource in the community for tourism, recreation, economic and aesthetic purposes and entice both residential and recreational uses. Much of the shoreline in the Northern Village is not developed and remains in its natural state.

Unregulated development in this area can have negative impacts. A lack of planning can negatively impact the natural character and beauty of the shoreline, eliminates fish and wildlife habitat, and consequently results in the deterioration of the water quality. Often the public are unaware of the sensitivity of these areas, and remove vegetation or significantly alter the landscape to suit the needs of development. One of the most common problems that arise with a lack of planning in development of the shoreline is the increase in flood impacts that damage private property. Preventing this kind of damage is mitigated by guiding development to occur above the 1:500 flood hazard elevation levels.

The 1985 Basic Planning Statement (BPS), adopted by the Northern Village of Denare Beach, identified specific lakeshore concerns including, 'boathouses along the shoreline as a visual eyesore and many are in a state of disrepair'. The specific 1985 BPS policy states that 'no new boathouses will be allowed in Denare Beach. Existing boathouses shall be removed when, in the opinion of Council have fallen into disrepair'. Since the adoption of this policy, many of the boathouses in Denare Beach remain in a state of disrepair, some have been torn down but the Lessee maintains the lease, and others have been refurbished. Ambiguity has remained with Council, residents and Lessee's.

During the drafting of this Official Community Plan, Council hosted a public meeting to hear concerns, recommendations and lakefront visions from the community. The overwhelming response was to maintain the existing boathouse leases in Denare Beach while ensuring clear policy, and effective implementation and enforcement on the visual appearance and maintenance.

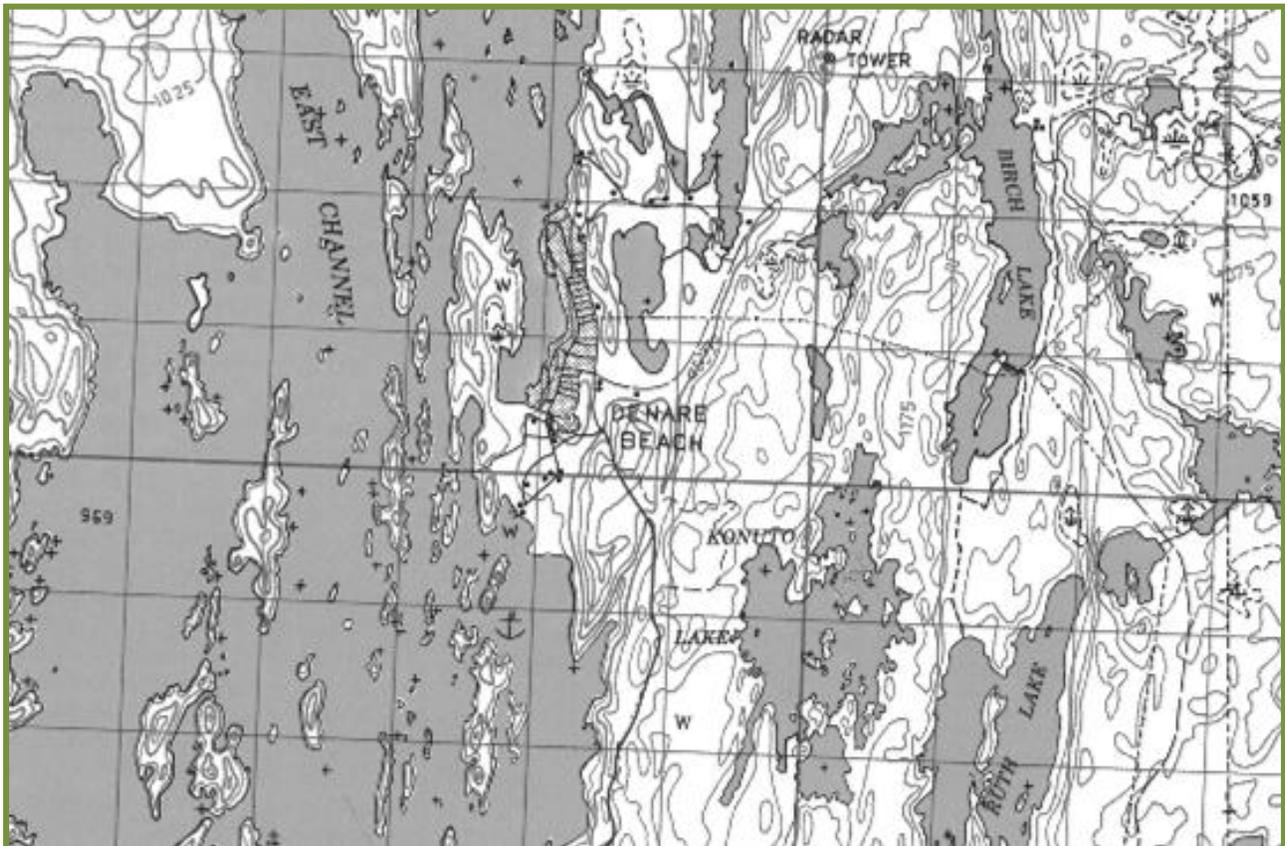
Boathouses are attached to municipal property, and will be regulated accordingly through new policies as adopted by Council. Protecting the shoreline for public access, and beautifying the

community, will provide greater opportunity for the Northern Village to capitalize on the unique situation to use boathouses in tourism marketing. It is important to balance the desires of the community with the preservation of natural community resources which are important for future livelihood.

When the original subdivision of Denare Beach occurred in 1937 it was not common practice to dedicate lakefront and shoreline areas as environmental or municipal reserves. Consequently, much of the lakefront and shoreline areas in Denare Beach are not preserved for public access. Council now recognizes the SPI for enhancing public access and considering the impacts of development to shoreline and water bodies, and strives to achieve these objectives. For example, any new development should have timely landscaping or surfacing to reduce erosion.

Sound planning and protection of the shoreline and water bodies also ensures water quality for human use, and provides water supply management tools and assurances for new development.

**Exhibit 15: NTS Mapsheet 61L09 Denare Beach**



 *Shore lands are a public resource.*

**Objectives**

- 1) *Ensure sound management of water resources.*
- 2) *Protect and restore wildlife habitat, wetlands, natural shoreline vegetation, and riparian ecosystems.*
- 3) *Protect development from flooding and hazards to persons and property.*
- 4) *Protect municipal drinking water.*
- 5) *Enhance and maintain the lakefront for public access, recreation and tourism purposes.*
- 6) *Consider the impacts of development on shorelines, wildlife habitat, public access to water bodies, and water quality.*

**11.3.1 Water Development Policies**

- 1) As part of subdivision review near any water body, Council will consider estimated peak water levels, vulnerable areas, aquatic life and habitat, and groundwater.
- 2) Where municipally owned land adjacent to the shoreline is not dedicated, Council will initially zone it Recreation and Park in the *Zoning Bylaw* to ensure future development does not adversely impact the shoreline. Future development proposals must demonstrate a public interest or a need for water body or shoreline access.
- 3) In addition to the regulations set out in the *Zoning Bylaw*, Council will adopt a Shoreline Use and Development Policy to address lease or permit applications regarding uses and developments, with provisions for regulating their maintenance and standards, including but not limited to: private docks; communal docks; water lines; geothermal lines; shoreline storage; and boathouses.
- 4) Council will ensure that new developments will not result in adverse alteration of surface or subsurface drainage by the developer. The developer may be required to provide additional information in regard to existing and proposed drainage patterns.

- 5) Preservation and restoration of natural shorelines and shoreline vegetation will be encouraged by Council.
- 6) Development proposals adjacent to the shoreline will evaluate impacts upon riparian ecosystems, shorelines, water bodies, and source water protection in an attempt to mitigate negative effects, or outline remediation plans.
- 7) Council will encourage communal boat docks and launches.
- 8) Fill placed near the lake must be surfaced or landscaped to prevent erosion.
- 9) Development proposals adjacent to the shoreline must include impacts to the capacity of the municipal water systems, and the well-water supply, regarding potential contaminants, and provide steps to mitigate this process.

*Council believes in ensuring the safety and security of individuals, and property from natural and human-induced threats*

## 12. Public Safety

An important component of the planning process is to foster safe communities and to minimize impacts from natural and human threats. Taking into consideration the presence of protective services, location of hazard lands, areas of the municipality that might cause safety concerns and by strengthening relationships between safety personnel, municipal residents, and guests, individuals can relax and enjoy Denare Beach.



### 12.1 Protective Services

Denare Beach has been assessed by ENV as having moderate risk for potential wildfires. Fortunately, Denare Beach is adjacent to Amisk Lake which is capable of accommodating water bombers and helicopter bucketing. The community has reduced the number of arson incidences or accidental fires at the landfill since the hiring of a full time manager. Denare Beach has a Community Fuel Management Plan, a Community Emergency Response Plan, and policies regarding open burning. The Fire Department consists of a Chief and 19 volunteer members. Emergency plans are reviewed and referenced when new development occurs within the municipality.

The Fire Hall is located on Lot 3 and 4 Block 35 Plan 72PA18348 on Wigwam Drive, as illustrated in *Map 1A: Northern Village of Denare Beach Future Land Use*, housing the community's two fire trucks. The regional fire compound and helibase is located on Parcel BB Plan 76PA19230 on Spruce Street, as illustrated in *Map 1B: Northern Village of Denare Beach Future Land Use*.

Parcel BB is administered by ENV and used as a fire cache. The fire cache stores fire equipment, trailers, and the helicopter landing area. This parcel is an abstracted parcel with Information Services Corporation which means that legal title has never been raised. Council fully supports

the fire program and will ensure any future expansion or requests will be considered. Legal title of this parcel must be raised preceding any title transfers, land purchases or exchanges.

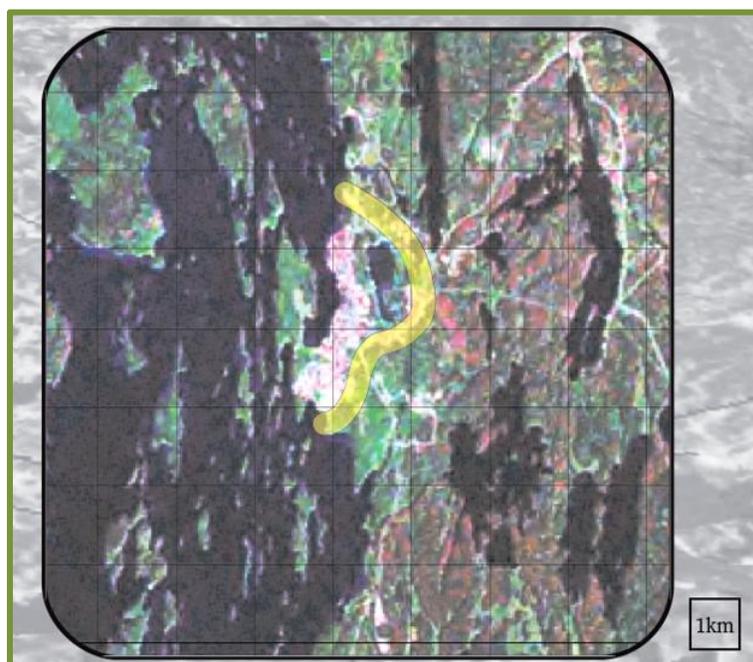
The Volunteer Fire Department and ENV work together and have standardized equipment and yearly meetings. There are a sufficient number of fire hydrants spaced throughout the community to provide fire suppression for individual buildings, and the capacity of water storage in the municipal system is sufficient for fighting local fires according to provincial guidelines.

The *Community Wildfire Risk Assessment Report* for Denare Beach revealed that less than 25% of households use *FireSmart* principles for protecting their homes from wildfires. This relates to the types of materials used in home construction, yard tidiness and availability of fuel for fires, such as the location of woodpiles, combustibles, and vegetation. With distances between houses in the community less than 10 metres in some areas it is essential to follow *FireSmart* principles to protect properties and prevent the spread of fires.

The ENV risk assessment notes that a fuel break is recommended to be constructed from Amisk Lake to Highway 167 north of the community. The fuel break would follow the highway along the eastern boundary then continue along the south side of the ENV compound where the highway meets Spruce Street and then route west back into Amisk Lake. The illustration below shows the recommended location of the fuel break indicated in yellow.

Police services in Denare Beach are provided by the Royal Canadian Mounted Police (RCMP) that has a six-member detachment in Creighton. Three of the six member detachment are dedicated as rural officers and provide police services to Denare Beach.

**Figure 16: ENV Community Wildfire Assessment Report Fire Break Recommendation**



**Objectives**

- 1) *Provide a safe and secure community for residents and visitors.*
- 2) *Ensure the community provides the means to adequately equip and train emergency response personnel.*
- 3) *Cooperate with the RCMP, PBCN, and ENV in responding to emergencies in the area.*
- 4) *Promote FireSmart principles to residents to encourage fire prevention.*
- 5) *Ensure that protective and emergency services are provided at an appropriate level.*

**12.1.1 Protective Services Development Policies**

- 1) Council will ensure the municipal water system is capable of suppressing individual building fires in the community as determined by provincial guidelines.
- 2) Firefighting and associated safety requirements will be addressed and required within every new subdivision development proposal.
- 3) Council will annually review the municipal Emergency Response Plan and update it as necessary.
- 4) Council will annually assess emergency response and infrastructure requirements for the municipality.
- 5) In areas of the municipality not serviced by the municipal water supply, Council will develop, maintain and review a Fire Suppression Plan to ensure emergency services can be provided in these areas.
- 6) Council will ensure sufficient fire breaks around the developed areas of the community and that they are maintained.
- 7) Council will incorporate *FireSmart* community principles in the design of new subdivisions and incorporate these principles in existing neighbourhoods where appropriate.

- 8) Council will ensure there is sufficient funding allocated towards the purchase and maintenance of emergency equipment and the training of emergency responders.
- 9) Council will continue to work with provincial ministries, neighbouring municipalities and PBCN for emergency response planning and preparedness.



## 12.2 Hazard Lands

Hazard lands within Denare Beach have a higher likelihood of damage to property from erosion, ground instability, flooding, etc., if development should occur. They also include areas within the municipality that store hazardous material or have been contaminated in the past. It is important to identify these areas so development can be thoroughly reviewed to protect from potential detriments to physical development and the natural environment.

### *Objectives*

- 1) Protect development from flooding, and natural or man-made hazards, promoting public safety of persons and property.*
- 2) Minimize future environmental problems caused by un-regulated development or degraded site conditions.*
- 3) Reduce development costs by avoiding land with severe development constraints.*

### 12.2.1 Hazard Land Development Policies

- 1) Council will support citizen education programming on the risks associated with improper disposal of hazardous substances such as oil, garbage, and raw sewage.
- 2) The *Zoning Bylaw* will prescribe standards for development proposals on hazard lands and development within the 1:500 flood hazard elevation.
- 3) Council will work with organizations, agencies and adjacent entities to provide and enhance effective waste management and environmental protection.
- 4) Where development proposals involve the onsite storage or handling of hazardous substances, Council shall ensure compliance with environmental legislation.
- 5) Where storage or handling of hazardous substances ceases on a site, the site shall be decommissioned in compliance with provincial environmental regulations and legislation.
- 6) Performance bonds shall be required where the use or storage of hazardous products is proposed on any municipal property, ensuring that remediation and cleanup complies with provincial standards.
- 7) A drainage plan may be required as a condition of issuing a development permit to ensure surface water drainage through contaminated or hazardous areas does not adversely affect adjacent properties, the stability of the land, or contaminate water sources.

## 13. Public Works

*The province has an interest in safe, healthy, reliable and cost-efficient public works to facilitate economic growth and community development.*

The public works system in Denare Beach includes municipal water and sewer distribution, Water Treatment Plant (WTP) and ground water wells, a lagoon, sewage pumping stations, and a landfill. Management of these services requires the coordination of municipal planning and coordination efforts with neighbouring municipalities and First Nations.

The *Treaty Land Entitlement Agreement* signed between the Northern Village and PBCN provides direction and clarification for matters respecting municipal services, new development charges, water and sewer, and future service improvements or upgrading. PBCN properties are billed quarterly for their garbage pickup, water, and sewer.

Each part of this system is discussed in more detail below, after general objectives and policies are established for the efficient and effective coordination of public works activities. A number of tools may be used in public works planning including provincial reports such as the Waterworks System Assessment Report that provides recommendations and direction regarding the maintenance and expansion of municipal water and waste water systems.

### **Objectives**

- 1) *Maintain and operate public works services for Denare Beach residents and businesses.*
  - 2) *Endorse the use of servicing agreements, and ensure all residents receive the services as stipulated.*
  - 3) *Ensure compatible land uses.*
  - 4) *Proactively consider future upgrades and replacement costs, and find additional funding to accomplish these upgrades.*
  - 5) *Actively review the municipal Waterworks System Assessment Report.*
- 

### 13.1.1 Public Works Development Policies

- 1) Council will consult the Waterworks System Assessment Report, and any other applicable public works reports or assessments, to determine existing capacity, maintenance expectations, and what repairs and replacements are necessary for the municipal utility distribution system.
- 2) Council will seek and support regional partnerships and collaborations for the provision of public works, where appropriate.
- 3) Upon the development of new subdivisions, areas where public work infrastructure exists shall be dedicated as Municipal Reserves or Buffer Strips and zoned as Recreation and Park.
- 4) Council will ensure the development of reclamation plans for decommissioned public work sites.
- 5) Where a subdivision of land will require the installation or improvement of public works, the developer will be required to enter into a servicing agreement to cover the costs of the installation or improvements. Council may consider sharing in the costs of a service where the proposed service may benefit other areas of the municipality.
- 6) Consideration will be given to infill site development, prior to new subdivision development, in order to ensure efficient use of existing infrastructure and compatibility with adjacent land uses.
- 7) Council will continue to honour the *Treaty Land Entitlement Agreement* signed with PBCN respecting municipal servicing and utility rates.

### 13.2 Water Utility System

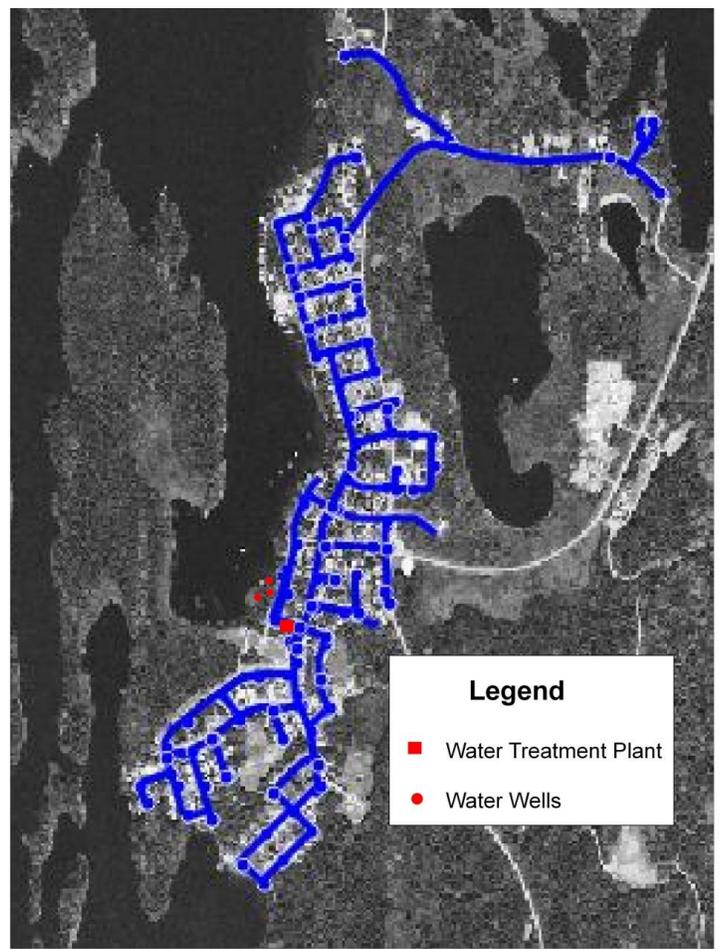
Denare Beach's water supply consists of three wells located along the eastern shore of Amisk Lake, as illustrated *Exhibit 16: Denare Beach Water Utility System*. Two wells were originally installed in 1977, but by the early nineties could no longer supply enough water to the community. Two larger capacity wells were constructed in 1993 and the original wells were decommissioned. In 2009, an additional well was installed between the two decommissioned wells and the other functional wells were rehabilitated. Due to the WTP and municipal well location, it is important that new development will not negatively impact the functioning of the municipal water supply system.

The WTP, located on Parcel U1 Plan 83PA03787, was constructed in 1979 along Spruce Street as illustrated in *Map 1B: Northern Village of Denare Beach Future Land Use*. The building was upgraded in 1993 to increase filtration and potable water storage capacity. Denare Beach has two potable water storage reservoirs: reservoir 1 is located below the WTP and has a storage capacity of 714,000 litres; and reservoir 2 is located immediately south of the WTP and has a storage capacity of 636,000 litres. The total treated water storage capacity for the community is 1,350,000 litres, which is predicted to be sufficient capacity for the next ten years. There are fire hydrants spaced throughout the community sufficient to provide fire suppression for individual buildings.

There are areas of the community that are part of future development plans that are ideally, but not immediately feasible for the community to provide municipal services to. When areas, such as Area H or Area E, as shown on *Map 1: Northern Village of Denare Beach Future Land Use Map*, have proposals to document demand for expansion of servicing, the following

policies will ensure that the costs of servicing are borne fairly.

**Exhibit 17: Denare Beach Water Utility System**



**Objectives**

- 1) *Ensure that residents have access to clean drinking water that meets provincial drinking water quality guidelines.*
- 2) *Ensure compliance with provincial standards for water system design, expansion, and maintenance in new and existing developments.*
- 3) *Maintain an appropriate level of water service to ensure the potential for growth is not adversely affected.*

**13.2.1 Water Utility System Policies**

- 1) Municipal water will be tested as per provincial regulations to ensure the quality is maintained at a safe level.
- 2) Council will ensure the protection of municipal wells from nearby developments.
- 3) Council will ensure development effectively utilizes existing water infrastructure and does not place an excessive burden on the municipal utility services.
- 4) Development shall proceed only when an adequate and sustainable water source has been demonstrated for the proposed development.
- 5) To ensure sustainability, operating costs for providing water to the community will be covered through adequate usage fees, along with servicing agreements for infrastructure expansion for new subdivisions.
- 6) Council will aim to carry out the recommended improvements of the Waterworks System Assessment Report in a timely manner.
- 7) Council will continually assess, manage and plan the water system having regard to:
  - a) current water supply needs;
  - b) projected water supply needs for potential growth, expansion, and anticipated increases on water capacity;
  - c) long-term plans for water protection in existing areas;
  - d) protection plans for urban holding districts reserved for future growth; and

- e) how growth will be accommodated within the current waterworks system.
- 8) The planning, development, and maintenance of water utility services will be based on:
- a) conformance with environmental regulations and environmental impacts;
  - b) the demand for services;
  - c) the financial capacity of the Northern Village;
  - d) the orderly, logical, and planned extension of existing services
  - e) compatible land uses; and
  - f) the cumulative effects of development on local and regional capacities.



*"15(1) No proposed subdivision located along or near a water supply...is to be situated:  
(a) within 1,500 m of the intake for a water treatment plant or  
(b) between...a line which may be established by the proper authority for... any  
other form of protection for a...water supply."*

*The Subdivision Regulations*

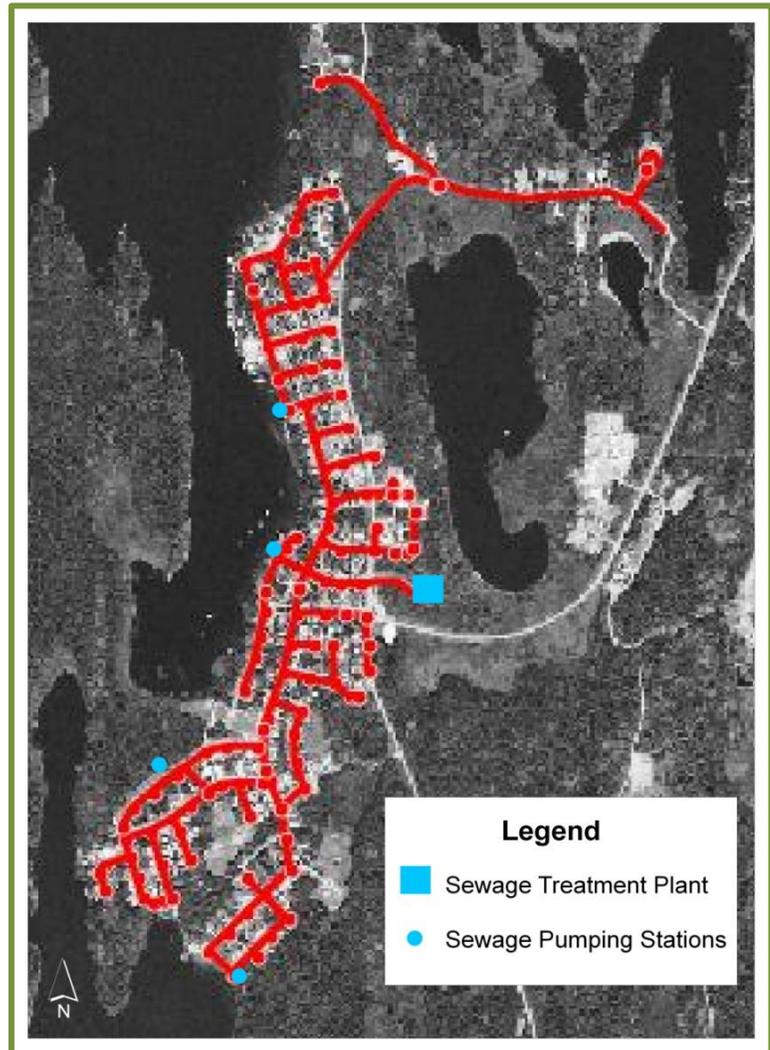
### 13.3 Sewer System

The sewage collection and treatment system handles the domestic wastewater from residences and community facilities. The sanitary sewer system in Denare Beach consists of gravity flow services and collection mains, pre-cast concrete manholes, and low pressure force mains leading to the sewage treatment plant, as illustrated in *Exhibit 17: Denare Beach Sewer Utility System*.

Denare Beach has a total of four pumping stations, as illustrated in *Exhibit 17: Denare Beach Sewer Utility System*, that are connected to a gravity flow piping system that is located along Amisk Drive and Spruce Drive. The collection and piping components of the sewage system have more than the required capacity to meet the expected need based on seasonal and population growth projections. A new sewage treatment facility has just been completed on Parcel Y Plan 85PA15549, so capacity issues of the recent past are no longer a concern.

As with the provision of municipal water services, in areas slated for future development it is ideal to install municipal sanitary services, but it may not be within the financial capacity of the Northern Village to do so. When proposals document demand and the scale of development proposed is large enough to warrant installation of services in Area H and Area F as shown on *Map 1: Northern Village of Denare Beach Future Land Use*, the costs of servicing to these areas will be significant and should be borne by the developer with servicing agreements regulating the arrangement.

**Exhibit 18: Denare Beach Sewer Utility System**



**Objectives**

- 1) *Ensure the Sewage Treatment Plant is operated and maintained in compliance with provincial standards.*
- 2) *Ensure efficient sewage service for the health and safety of the community.*
- 3) *Maintain an appropriate sewage treatment capacity to ensure potential for growth is not adversely affected.*
- 4) *Establish criteria for adequate service in those areas of Denare Beach where services cannot be economically extended.*
- 5) *Encourage infill development in serviced areas to maximize return on infrastructure investment.*
- 6) *Maintain and monitor the performance of existing municipal sewer services.*
- 7) *Ensure that sanitary waste is disposed of in an environmentally sensitive manner.*

**13.3.1 Sewer System Development Policies**

- 1) The sewage treatment plant will be operated and maintained in compliance with provincial standards.
- 2) Areas not connected to the municipal sewer system will be required to have pump out style holding tanks on-site that are approved by Public Health.
- 3) Council will ensure that development effectively utilizes existing sewer infrastructure and does not place an excessive burden on municipal utility services.
- 4) The planning, development, and maintenance of the sewer services will be based on:
  - a) conformance with environmental regulations and environmental impacts;
  - b) the demand for services;
  - c) the financial capacity of the Northern Village;
  - d) the orderly, logical, and planned extension of existing services
  - e) compatible land uses; and
  - f) the cumulative effects of development on local and regional capacities.

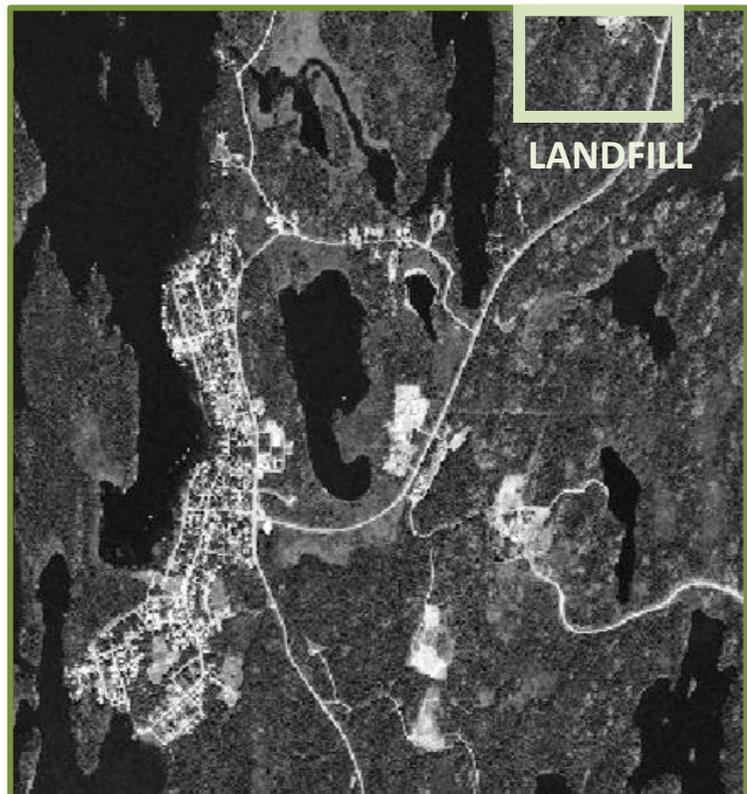
### 13.4 Landfill

Denare Beach has a municipal landfill located two kilometres north of the municipality west of Highway 167, as shown at the top of *Exhibit 18: Denare Beach Regional Landfill*. The landfill is located on Crown land administered by ENV and services the Northern Village of Denare Beach. The Northern Village is the permit holder for the landfill and garbage is picked up twice a week in the spring and summer, and once a week in fall and winter.

Green for Life Environmental Corporation is located in the City of Flin Flon and provides recycling services for Denare Beach and other municipalities in the region. The recycling facility handles common recyclables as well as liquid commercial and industrial wastes, solvents, and oil related plastics. Residents are responsible for the transport of their recyclables to Flin Flon.

Parcel AQ Plan 96PA14561 as represented in *Map 1B: Northern Village of Denare Beach Future Land Use*, at the south end of the municipality was formerly used as a landfill site and since been decommissioned. Future development will likely require additional testing to ensure the health and safety of residents should development occur on or adjacent to the site.

**Exhibit 19: Denare Beach Regional Landfill**



*“15(2) An approving authority shall not approve an application for subdivision approval for residential purposes if the land that is the subject of the application is situated:*  
*(b) within 300 metres of land that is used or authorized for use as:*  
*(i) a sewage treatment plant...”*

*The Subdivision Regulations*

**Objectives**

- 1) *Reduce the amount of garbage going into the landfill to extend its lifespan.*
- 2) *Continue to maintain and increase inter-municipal regional collaborations for waste management and recycling efforts.*
- 3) *Encourage recycling and the responsible disposal of hazardous and potentially hazardous materials.*

**13.4.1 Landfill Development Policies**

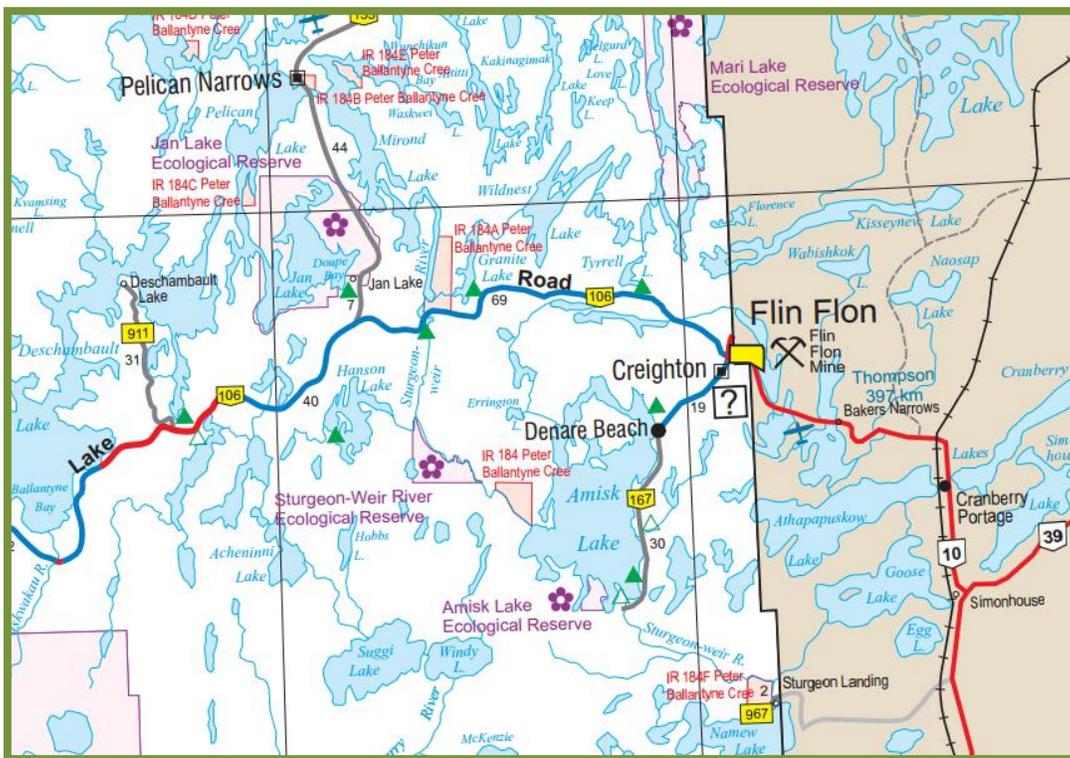
- 1) Council will promote recycling and waste reduction programs in the community.
- 2) Council will encourage partnerships to ensure recycling and hazardous waste disposal programs are available to residents.
- 3) Council will explore methods of public education to encourage recycling and reduction of garbage.
- 4) Council will ensure operation and maintenance of the landfill complies with provincial regulations.
- 5) Council will continue to honour the *Treaty Land Entitlement Agreement* signed with PBCN respecting servicing and fee rates.

## 14. Transportation

One of the most basic, but important components of the municipality is the system of transportation routes that provide access to, and are available within Denare Beach. The Northern Village is located in northeast Saskatchewan approximately 20 kilometres south of the Town of Creighton. The community is accessible by road from Saskatchewan Highway 167. Denare Beach is approximately 800 kilometres from Winnipeg, 400 kilometres from Prince Albert, and 525 kilometres from Saskatoon. This network is illustrated in *Exhibit 19: Denare Beach Region Road Network*.

Denare Beach does not have scheduled public transportation servicing the municipality. The Saskatchewan Transportation Company travels to the neighbouring Town of Creighton, and additionally requested bus services for seniors can be arranged out of Creighton. Although, scheduled bus service to Denare Beach has been attempted, the small population and distance from the Town of Creighton presents challenges to sustainable transportation service to Denare Beach.

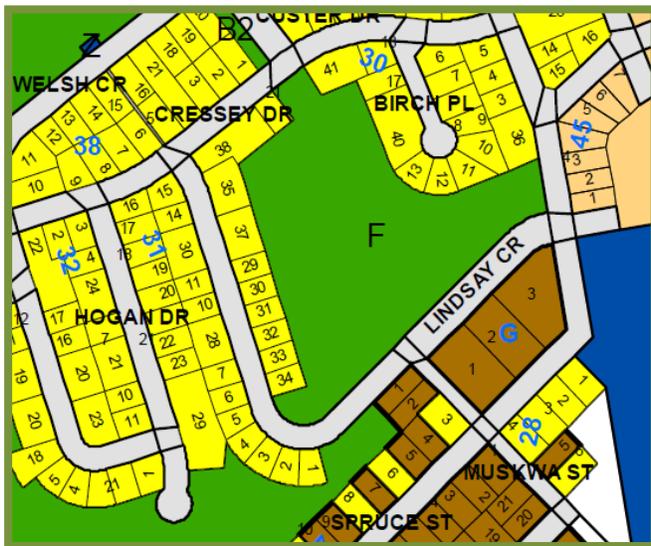
**Exhibit 20: Denare Beach Regional Road Network**



## 14.1 Streets and Roads

The majority of the street and roads within the municipality are surfaced with asphalt, lined with street lights, but do not offer sidewalks. This development decision was one that was considered the greatest value for use of municipal resources, consistent with the character of the area. The added benefit of limiting sidewalk construction is that reducing impermeable surfaces allow for more natural drainage. Despite this, drainage must be continually assessed and managed, as the natural terrain and built environment of the community as a whole has altered surface drainage patterns.

### Exhibit 21: Denare Beach Undeveloped Roads



Local traffic patterns are not excessive, and residents are respectful of traffic regulations. Pedestrian and cyclist safety can be increased by maintaining appropriate signage and reduced speed limits throughout the community.

**Area J**, as illustrated in *Map 1B: Northern Village of Denare Beach Future Land Use Map* is a surveyed road (Lindsay Crescent) within the municipality that was never fully constructed. Due to the bedrock outcrops restricting development on the existing surveyed lots at the south end of **Block 31**

Plan 71PA04066, the road was never developed beyond approximately Lot 31 Block 30 Plan 71PA04066 eastward to Spruce Street as shown in *Exhibit 20: Undeveloped Roads*. Additionally, the water and sewer lines do not extend beyond the current road construction, constrained also by the bedrock. The natural environment contributes to the decision by Council that development of this road is economically unfeasible. The *Future Land Use Maps* and OCP policies address the future plans for this area. Upon legally closing this road, Parcel F Plan 71PA04066 can then be appropriately administered, facilitating responsible recreational and dedicated land usage which includes the un-built section of road.

*Council will endeavor to achieve safe, cost-effective, transportation systems that meet existing and future needs for economic growth community development and diversification.*

**Objectives**

- 1) *Traffic will be monitored to ensure traffic signs are placed in appropriate locations.*
- 2) *Sight triangles will be constructed and maintained appropriately.*
- 3) *New road construction will conform to existing standards.*
- 4) *Ensure the transportation system emphasizes the creation of a safe environment for pedestrians, bicycles, and vehicles.*
- 5) *Ensure that all areas have adequate and appropriate physical access.*
- 6) *Ensure continuous maintenance and improvements for roads in accordance with identified needs and a balance of resources.*
- 7) *Promote alternative transportation (i.e. walking and cycling) to reduce energy use, reduce air pollution, increase health benefits, and increase safety.*
- 8) *Ensure road location and design does not encourage excessive vehicular speed.*

**14.1.1 Street and Road Development Policies**

- 1) New roads will be planned and constructed with regard to land use and provision of suitable access.
- 2) New subdivisions will be required to enter into a subdivision servicing agreement and all road construction must meet the community standard.
- 3) Council will ensure the appropriate regulation of areas within the municipality that require special policy, such as playgrounds, schools, and senior centres.
- 4) Council will legally close a portion of Lindsay Crescent (**Area J**) to allow comprehensive future planning of Parcel F Plan 71PA04066.
- 5) Council will regulate sight triangles in the *Zoning Bylaw* to promote traffic safety in the Northern Village.

## 14.2 Highways

The municipality of Denare Beach is located along Highway 167, a secondary highway that is paved entirely from the municipality to Town of Creighton. As a tourist-oriented community, it is important to ensure accommodation of a variety of vehicle types, such as larger recreational vehicles. Additionally, protective services such as ambulance and police vehicles must be able to access the community safely and quickly. The Ministry of Highways and Infrastructure maintains Highway 167 within municipal boundaries.

### *Objectives*

- 1) *Participate in activities that improve the quality of the local and regional highway transportation system.*

### 14.2.1 Highway Development Policies

- 1) Council will work with appropriate provincial ministries to ensure that Highway 167 is maintained and kept in a condition that meets the needs of the community.
- 2) Council will ensure the municipal Emergency Measures Plan is consistent with Saskatchewan Highways Transportation Plans and provincial regulations.
- 3) Council will ensure that land uses do not restrict access to quarry pits, necessary for the maintenance and upgrade plans of provincial ministries.
- 4) Council will ensure that Denare Beach's interests are represented within regional and provincial transportation strategies.
- 5) Where future development along Highway 167 occurs, consultations with appropriate provincial ministries shall occur so Council can responsibly determine setbacks, dedicated lands, and buffering.
- 6) Council will support reduced highway speeds within the municipality, and continue dialogue with provincial ministries to ensure this.

### 14.3 Air Travel

The closest airport to Denare Beach is the Flin Flon airport located 50 kilometres away on Highway 10 in Manitoba. The airport is owned and operated by the City of Flin Flon and has regular service provided by Calm Air and Bearskin Airlines. Scheduled service is available to The Pas and Winnipeg daily. The airport occupies over 500 acres and is operational 24 hours a day, seven days a week. The single runway is 5000 ft by 150 ft with a taxiway and main apron that is 300 ft by 400 ft. The runway is capable of supporting aircraft up to Boeing 737 size. Denare Beach does not have its own registered aerodrome due to the proximity of the municipality to Flin Flon. Many residents and tourists travel to and from the municipality to fly out of Flin Flon, and relationships and active consultation will continue to promote regional air travel and tourism collaboration.



#### *Objectives*

- 1) *Maintain regional relationships for continued and improved access to air transportation.*

#### 14.3.1 Air Travel Policies

- 1) Council will work with appropriate provincial and federal governments to ensure continued promotion and consultation on regional air travel and tourism.

## 15. Plan Implementation, Tools, and Policies

This OCP establishes the policies that are expected to meet anticipated residential, commercial, and industrial needs within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of this Official Community Plan in meeting the overall community objectives, Council will monitor the local situation and evaluate the appropriateness of this document and its policies. Council will require an administrative review of this OCP exploring the need for revisions or for legal consolidation of adopted amendments at least once every five years. An office consolidation shall be maintained to keep the working copies current.

This 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:

- a) appropriate community development and public interest; and
- b) overall community objectives as established by this OCP.

The first component of the development of a municipality is to have in place the policies, as outlined in this OCP, but the *Zoning Bylaw* specifies the regulations and restrictions associated with all forms of physical development within the community.

### 15.1 Zoning Bylaw

In conjunction with this OCP, the *Zoning Bylaw* will control the use of land, and establish and prescribe uses and regulations for zoning districts. Regulations will vary within each zoning district but the policies and provisions will be consistent with this OCP.

*When adopting a zoning bylaw, a municipality must also appoint a Development Appeals Board.*

*The appeals process:*

- (1) protects an individual's property rights;*
- (2) deals with errors or unique situations; and*
- (3) protects against unnecessary delays.*

## 15.2 Minor Variances to the Zoning Bylaw

Council will allow for minor variances to the *Zoning Bylaw* as a means of providing flexibility in the administration of the bylaw and as a way of providing timely development decisions. Approval of the variance may be granted if the general intent of this OCP and *Zoning Bylaw* are maintained. The *Zoning Bylaw* will identify how the site standards may be varied and will also establish a procedure for processing and recording minor variance applications. All minor variances granted will adhere to requirements of the PDA.

*(a) "A minor variance may be granted for variation only of:  
(i) The minimum required distance of a building from the lot line; and  
(ii) The minimum required distance of a building to any other building on the lot;  
  
(b) the maximum amount of minor variance ... must not exceed a 10% variation of the bylaw requirements..."*

*Section 60 (1) of the Planning and Development Act, 2007*

## 15.3 Subdivision and Concept Plans

Denare Beach directs the subdivision of land through this OCP and *Zoning Bylaw*. Subdivision will be supported where it meets the requirements guiding subdivisions, lot design, street layout, location of municipal reserves and other dedicated lands, as well as exercise control over utility easements and leases.

Concept plans will be used to:

- a) Provide preliminary plans for proposed development;
- b) Guide the phasing of development;
- c) Identify street and lot layouts, land use, and density of development; and
- d) Determine the location of any school site, park, or pathway.

Development will proceed at a rate which meets residential, commercial, and industrial land requirements and interest. This will involve phased development that:

- a) Occurs in an efficient and cost effective manner taking into consideration the Denare Beach's capital works program and financial capability;
- b) Is orderly and geographically contiguous (insofar as practical); and
- c) Provides sufficient land so that market demands for land are met.

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## 15.4 Rezoning of Land

Consideration will be given to the following factors when dealing with applications to rezone, subdivide, and develop land:

- a) Conformity to this OCP;
- b) Suitability of the site for the proposed development;
- c) Compatibility of existing adjacent land use;
- d) Provision of dedicated lands as may be required for subdivision;
- e) Denare Beach's financial capability to support development;
- f) The adequate provision and timing of development of municipal services; and
- g) The completion of a servicing agreement for onsite and offsite services.

## 15.5 Servicing Agreement

Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, water lines, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with Denare Beach to cover the cost of installation or improvement. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

Service Agreements may contain provisions pursuant to section 172 (3) of the PDA, where Council requires fees as payment in whole or part for the capital cost of providing, altering, expanding, or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly service the proposed subdivision.

## 15.6 Development Levies and Agreements

The Northern Village may pass a Development Levy Bylaw in order to be able to use development levies for the purpose of recovering all or part of the Northern Village's actual costs as specified in *sections 169 to 170* of the PDA. Development Agreements may be required in accordance with *section 171* of the PDA.

## 15.7 Building Bylaw

In accordance with section 7 (1) of *The Uniform Building and Accessibility Standards Act*, Denare Beach will ensure that building construction is regulated so that new construction is physically

acceptable to the community. The building bylaw will control the minimum standard of construction through the issuance of permits.

### 15.8 Land Acquisition

In accordance with *The Northern Municipalities Act, 2010*, Council may purchase land for urban development. In this regard Council may consider the purchase of land for subdivision or development to:

- a) Facilitate urban development including public facilities;
- b) Provide affordable housing;
- c) Facilitate the relocation of non-conforming uses; and
- d) Establish lot prices based on the recovery of development cost.

### 15.9 Capital Works Program

In accordance with *section 177(1) of The Northern Municipalities Act, 2010*, Council will “prepare and adopt a capital works plan for a period of not less than 5 years, including the current year, showing the estimated capital cost of and the proposed sources of financing for each capital work for each year of the plan”, that will be coordinated with policies of this OCP to ensure the effective and efficient control of development and public spending.

Capital Assets to be included are: facilities, like public works shop, administration office, and library; equipment, like graders, and computers; and engineering structures, like roads, water distribution systems, and bridges. The 5-year planning term helps the Northern Village identify and plan projects and their benefits to the community, what potential expenditures are necessary and possible, and the range of funding sources available to the Northern Village.

### 15.10 Asset Management

Asset management is an integrated business approach involving planning, finance, engineering, and operations to effectively manage existing and new infrastructure. This management practice can maximize benefit, reduce or transfer risk, and provide appropriate levels of service to community users in a socially, environmentally, and economically sustainable manner.

Council may prepare an Asset Management Plan to aid in the effective management of municipal expenditure for infrastructure.

Asset Management Plans are used to:

- a) Develop and maintaining asset inventories of all infrastructure;
- b) Reducing the overall life cycle costs of infrastructure;
- c) Providing a risk assessment of the infrastructure systems;
- d) Identifying critical assets and the impacts with a loss of service;
- e) Maintaining and managing infrastructure assets at appropriate service levels;

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- f) Monitoring standards and service levels to ensure that they meet community goals and objectives;
  - g) Establishing infrastructure replacement strategies through the use of full life cycle costing principles;
  - h) Financially planning the maintenance of assets to deliver appropriate service levels and extend the useful life of assets;
  - i) Establishing stable long term budgeting to replace, renew or decommission different assets;
  - j) Incorporating asset management into other corporate plans; and
  - k) Reporting publically on the status and performance of work related to the implementation of the asset management policy.

### 15.11 Action Items Monitored and Implemented

This OCP establishes policies that are expected to meet the anticipated residential, commercial, and industrial needs within the financial and servicing capabilities of the Northern Village.

These policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of this OCP in meeting the overall community objectives, Council will use this document and the policies within to guide day to day action and decision-making.

The implementation framework for this OCP can be split into three main categories: Committees, Tasks, and Review.

#### Committees:

Council Committees are indispensable to the efficient execution of municipal management and decision-making and provide an established method to integrate the actionable goals of this OCP. Council Committee mandates may be extended, where appropriate and timely, to perform related tasks and report to Council as a whole.

It is important that each committee recognize the importance of engaging with the appropriate groups when undertaking tasks as set out by this OCP and Council. This community building process is prepared on the foundation of communication and respect, and will have positive impacts when continued through this implementation phase.

Council will review existing committee structures and assign management duties relating to OCP objectives where appropriate.

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**Tasks:**

The essential work of Committees in aiding Council's implementation of this OCP relies on the effective administration of their work. Providing a basic reporting format for Committee Reports ensures that Council receives the information necessary to make a decision regarding an item, and that Council, the Committee, or working group approaches the task in a purposeful and efficient way. Before starting and during the work to prepare a report, Council, the Committee, individual, or working group should establish the following:

- Where or who is this about?*
- What is the current context or conditions of the task objective?*
- What OCP, Zoning Bylaw, and other municipal bylaws or policies apply here?*
- Who are the stakeholders?*
  - Can this be done through inter-municipal cooperation?*
  - How will the community be engaged in this task or issue?*
- What is the objective of this task?*
- What is the Committee's role in this?*
- What additional background information/analysis is needed?*
  - Does the Committee need to seek outside expertise? What exactly will they provide?*
- What will this task cost?*
  - Are there grants and/or outside help available?*
- How will this task be completed?*
  - Committee or contractor procedures should be monitored and recorded.*
- How will the results/recommendations of the report be implemented?*
  - Is this feasible for the Northern Village?*
- Does this report/issue need to be reviewed in a specific period of time?*
- What should be avoided?*

Tasks that **will** be undertaken in the execution of this OCP and its policies include, but are not limited to:

- Capital Works Plan: *mandatory 5-year capital planning document estimating capital costs and expected sources of funding for each capital work.*
- Title and land transfer processes: *Work with ENV for the timely transfer to the Northern Village of:*
  - Lots 16, Lot 17 Block 32 Plan 71PA04066*
  - Parcels AP, and AT Plan 96PA14561*
  - Lot 2, Lot 3, Lot 4 Block 37 Plan 72PA18348*

Tasks that **may** be undertaken by Council or Committee in the implementation of this plan include, but are not limited to development of the following reports:

- Asset Management Plan: *inventory and planning document for integrated management of infrastructure expenditure.*
- Public Works Management Plan: *multi-year plan for the maintenance needs of public works.*
- Flood Hazard Level Study: *gathering and analysis of empirical data determining the elevation with a probability of a 1 in 500, or 0.2% chance of a flood happening in any given year, including maps.*
- Parks, Open Space and Recreation Master Plan: *strategic planning document for maintenance and investment in the municipal parks and recreation amenities.*
- Inter-municipal Processes Guidelines and Resources: *resource containing records of current and potential inter-municipal partners and activities, along with established best practices for working with partners.*

### Review:

Critical to implementing an OCP and *Zoning Bylaw* is conducting a review at regular intervals to ensure this OCP is a living document and remains relevant to the municipality. The components within these documents provide the foundation for decision making regarding community interests to ensure that despite growth and change, the OCP continues to work towards the municipal vision. Council has identified specific goals to be achieved, and by completing these, progress can be monitored. While some of the actionable items within this OCP are short term achievements, others are longer term and can require adaptation to changing contexts. Council will require an administrative review of this OCP exploring the need for revisions or for legal consolidations of adopted amendments at least once every five years. An office consolidation shall be maintained to keep the working copies current.

Councillors or Mayor can ask some of the following questions to ensure that the content of the OCP and *Zoning Bylaw* are still relevant.

- Are the general policies within each section of the OCP still relevant to the community?*
- Have the projects been completed and achieved their objective?*
- Did the projects adapt or alter the original objective?*
- What areas of the OCP need updating, and what are the next steps to updating the plan to meet the community's needs into the future?*
- What policy changes need to occur?*
- Do any bylaws need to be updated to enforce these policy changes?*
- How will the projects or plans be evaluated?*

The adoption process of an OCP requires community consultation to ensure the public is given an opportunity to contribute to future policy changes. Council should be prepared to share with residents the successes and shortfalls of OCP implementation to date, and consider or incorporate community feedback they receive.

Working with this level of transparency improves Council rapport with residents, and ensures resident buy-in to the implementation of the plan. Feedback that is documented, reviewed, and considered shapes this OCP into a plan that truly represents the needs and wishes of all residents.

#### Amendment:

This OCP may be amended if determined desirable by leadership. Amendments may also be proposed by developers and the public to facilitate specific development proposals. Council will consider such requests based on:

- 1) Appropriate community development and public interest; and
- 2) Overall community objectives as established by this OCP.

## 16. References

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