

Official Community Plan

The Resort Village of
Alice Beach, Saskatchewan
46/10

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SECTION 1: INTRODUCTION

Authority and Mandate

The Planning and Development Act, 2007 provides the authority for Council to adopt an Official Community Plan (OCP). The Official Community Plan is intended to provide direction for future growth reflecting how the local residents envisage the Community evolving over the next ten to twenty years.

Information gathered from the community set the goals and objectives for not only future growth, but more importantly, the areas where improvements would enrich the quality of life in the Resort Village of Alice Beach. In general, it is the intention of the community to incorporate a general policy of "managed growth".

This Plan shall be reviewed regularly so that it will facilitate the development and ongoing sustainability of the community. The Resort Village intentions for the future use of land is shown on the "Future Land Use Concept Plan" (Appendix "A1"), which is attached to and forms part of this Bylaw.

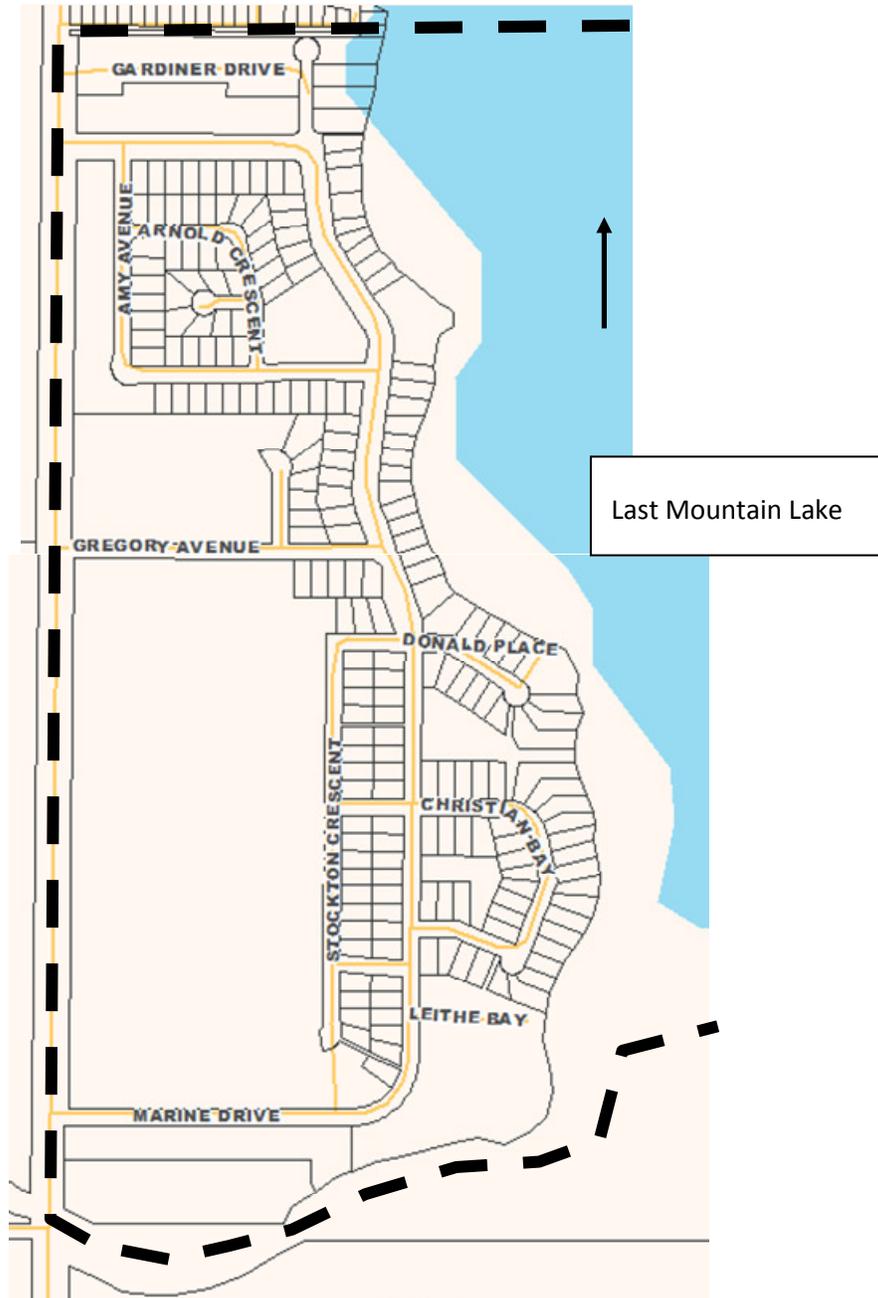
Regional Context

The Resort Village of Alice Beach is a small, lakeside resort located within the Rural Municipal of Sarnia and situated on the western side of Last Mountain Lake in south central Saskatchewan. The majority of residents of Alice Beach are seasonal, however, a small and growing permanent population base is developing.

Access to the resort village is generally from the 4-lane Provincial Highway #11 through the Rural Municipality of Dufferin, then north on Provincial Highway #354 to the junction with the village of Dilke and within the Rural Municipality of Sarnia. North of Dilke, travel extends on a thin-membrane pavement road owned and operated by the RM of Sarnia.

The RV of Alice Beach has an approximate area of 175 acres (0.71 km²) and is bounded on the west by RM of Sarnia grid road, the resort village of Wee-Too-Beach on the north, drainage inlet arm or "the Bay" on the south and Last Mountain Lake on the east.

Figure 2 Resort Village of Alice Beach, Municipal Boundaries



SECTION 2: COMMUNITY GOALS

Alice Beach residents, based on the findings of the December 2009 "What Matters To You" public opinion survey, acknowledge the importance of developing, and upgrading their community as it grows. Decisions made in relation to future development and management of land use within the Resort Village shall reflect their Community's values. The beauty of the natural landscape and the aesthetics and tidiness of the built-up environment must be complimented to preserve and protect the natural assets of the setting. Growth and development shall be undertaken with careful planning, be implemented under a "growth management" scenario and be guided by sustainable development principles. Alice Beach seasonal and full-time residents believe they have an exceptional quality of life and seek to retain and improve their community through the following goals:

- Quality Community; peaceful, quiet and safe with high standards and enforcement for cleanliness and property maintenance
- Managed Growth and development scenario that maintains the small community feeling for a family residential community
- Sustainable Utility and Infrastructure maintenance and service provision
- Future interest and involvement in assuring a quality access road to the Resort Village
- Balanced interests between lakefront and back-lot owners as well as seasonal and full-time servicing needs
- Expansion of tax base through incremental residential development
- Increased investment in the recreational areas within the Resort Village
- Preservation of the natural features of Alice Beach and Last Mountain Lake



Vision Statement

Respectful of our environment, our neighbours and our community.

Environment = the environment, sustainable development, nature, the Last Mountain Lake eco-system
Neighbours = bylaw enforcement, tidy and well maintained properties, quality social interaction and friendships within Alice Beach
Community = the greater community of Last Mountain Lake, RM of Sarnia and the other resort villages and small urban municipalities

SECTION 3: GENERAL LAND USE POLICIES

.1 The Resort Village will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Resort Village

.2 Alice Beach shall have a compact form that allows for the efficient use of land, infrastructure and public facilities. The OCP will designate an adequate inventory of suitable lands to attract a diverse range of residential and recreational uses to meet anticipated long-term need.

.3 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

.4 Major deviations to the OCP design and policies shall require an amendment. The "Future Land Use Concept Plan" (Appendix A), shows the general designation of land use, Individual properties on the boundaries may be included in the land uses category depending upon individual circumstances particular to the area.

.5 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.

.6 In managing growth, the Resort Village will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

.7 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.8 Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on surface and groundwater
- b) Cost effective relative to the provision of services
- c) Sewage disposal impacts and pollution potential
- d) Provision of green space and trails
- e) Provisions for public safety
- f) Integration with natural surroundings and adjacent land uses
- g) Other criteria which support a sustainable community

- h) Viable market demand for phased new development
- i) Compatibility with Municipal 5-Year Capital Works Budget
- j) Phasing of Development Compatible with Municipal Financing

.9 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

Safety and Health Policies

.10 Public safety and health requirements shall guide all development. The Resort Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

.11 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

Social Policies

.12 The Resort Village shall enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and public participation forums.



.13 Social needs should be addressed when planning the built environment to ensure residents are safe, healthy, and fulfilled. The Resort Village shall investigate the provisioning of a community meeting place for residents to provide opportunity for social interaction.

.14 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.

Environmental and Sustainable Policies

.15 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

.16 Bylaw enforcement shall not be compromised in addressing issues related to motor vehicles, all-terrain vehicles, vacant lots, and unsightly properties.

.17 The Resort Village may establish greater control over regulating or prohibiting the outdoor storage of goods, machinery, vehicles, building materials, waste material and other items.

.18 Development shall not deplete or pollute groundwater resources within the Resort Village. Saskatchewan Watershed Authority or a qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a multi-parcel development on groundwater resources in order to protect aquifers and their supply.

.19 Future development shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

.20 Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged

.21 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.

SECTION 4: RESIDENTIAL DEVELOPMENT

Residential development will continue to be the predominant use of land within Alice Beach, and will be the emphasis of new development. Most of the housing stock is single-detached with some mobile home units.

New subdivisions must strive to integrate with existing development in a manner that facilitates connection to the community, efficient servicing, with appropriate development standards to ensure an equitable or enhanced quality of life for all residents.

Residential Objectives

- To maintain a high quality of development and style compatible with existing residential areas through phased development in an efficient, sequential and staged manner.
- To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- To provide a comparable level of utility and public amenity services to all residential areas.

Residential Policies

.1 A variety of housing styles and choice of lot sizes shall be encouraged to provide greater housing alternatives in the Resort Village of Alice Beach. Larger residential lots retain the resort nature and ensure there is adequate separation distances to enable private water wells.

.2 New residential developments will be based upon appropriate planning and engineering studies to ensure proper land use design and engineering infrastructure. The development of Concept Plans for growth areas will be required and subdivision phases of twenty (20) lots or less should be encouraged.

3. Single Detached dwellings are the preferred form of housing type in the residential areas within the Resort Village. Mobile Homes are allowed in all residential zones but will be required to have permanent foundations and have service connections for water and waste water. Mobile home parks may be

considered by Council after special study and would most likely be included in a C-Contract Zone agreement.

.4 Accessory buildings (i.e. garages, sheds etc.) shall only be permitted after the principle residence has been constructed.

.5 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.

.6 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

.7 Residential development shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Resort Village.

.8 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area.



.9 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and Community Service/institutional uses compatible with the residential area.

Implementation

The Zoning Bylaw shall include the following residential zoning districts:

R1- Residential District

LK- Lakeshore Development District

SECTION 5: RECREATIONAL DEVELOPMENT

Park space will be provided as required to meet public needs, by linking existing parks and natural areas to natural amenities and institutions. There is support for improvement of the beach area fronting onto Last Mountain Lake. Recreational amenities include the beach front areas on Last Mountain Lake, park play areas and play structures back of the lake.

Recreational Objectives

- To provide for effective pedestrian linkages by identifying walkways and trail corridors between open spaces, parks, and the beach areas.
- To improve beach areas through increased investment in the upgrading and maintenance of the beach areas including an improved swimming area and boat launch area.
- To ensure that new subdivisions and developments conserve significant natural areas, critical wildlife habitat, and include municipal reserve or other public lands.
- To explore the need for a greater variety of community facilities that are accessible and available for all ages and lifestyles.

Recreational Policies

.1 Future recreational uses in Alice Beach shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.



.2 The Resort Village will encourage the development of new, or the upgrading of existing recreational and/or community facilities such as the Community Centre and playground equipment located at the Beach area and in the back-of lake park areas.

.3 In new subdivisions, the provision and development of greenways will be encouraged to keep important natural

and nature-like areas generally intact. Off-road trail development shall be directed to areas away from Alice Beach. Communication with adjacent urban and rural municipalities is encouraged.

.4 The municipal fire pit and solid waste transfer station located on the southwest corner of Parcel B shall be monitored and operated for legitimate use for residents of the Resort Village. Alternative sites shall be researched for possible re-location of these activities. Access by other municipalities shall be considered only under a formal agreement and to recover costs.

.5 The potential conflict between swimming, fishing and boating at Alice Beach has been identified. The Resort Village shall monitor and study these activities and other issues of safety and provide plans and direction as required. The objective will be to expand and enhance the current swimming area adjacent to the municipal offices in Parcel R1. In the short-term boating activities will generally be restricted to the current boat launch area on the most easterly portion of Parcel R4.

.6 The potential for improved docking and mooring facilities at Alice Beach could be accommodated through a possible boat marina and regional lighthouse. A balancing of interests and a decision on the merits of a possible Marina will require consultation with the greater community and associated planning and engineering feasibility studies. It is proposed the Resort Village undertake a feasibility study to consider a possible marina in the "Alice Beach Arm" on the southern limit of Alice Beach for medium-term and long-term boating activities. Feasibility studies for the marina and lighthouse tower should include discussions with private property owners and the RM of Sarnia. The feasibility studies do not commit Council or the community to pursue any marina development.

Municipal and Environmental Reserve

.7 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Municipal and Environmental Reserve lands may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention.

.8 In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and for environmental reserve and shall be encouraged to consolidate reserve land into larger parks and pedestrian linkages between these parks when possible. Care shall be taken



to ensure proper sediment control is maintained on all reserve sites to protect the lake ecosystem.

.9 Dedication of municipal reserve is required for subdivision, however, the municipality may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of public reserve and environmental reserve as needed in other areas.

Implementation

The Zoning Bylaw shall include a Community Service zoning district. **CS-1**

SECTION 6: INFRASTRUCTURE AND PUBLIC SERVICE LANDS

Developing and maintaining sustainable and cost effective municipal infrastructure is a priority for the Resort Village of Alice Beach. The Resort Village of Alice Beach will take a proactive approach in managing its infrastructure in order to direct investment and resources.

Alice Beach must plan to provide effective servicing to support existing and desired development as the Resort Village grows. Discussions and decisions will need to be made on the longer-term level of municipal services and infrastructure which will meet the requirements of both the full-time residents and the seasonal residents.

The paved road access to the Resort Village needs to be upgraded to respond to new users and new developments by ensuring convenient access to the Resort Village and public amenities. This shall be a priority item for the Resort Village of Alice Beach.

Public Service Objectives

- To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Alice Beach.
- To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing - this will include the main paved access road to Alice Beach.
- To ensure that communal and private water supply and individual waste management facilities are safe, reliable, efficient and cost effective.
- To ensure adequate drainage and storm water management of all parts of the Resort Village by preserving natural holding areas or by other means as may be engineered and constructed.
- To maintain an adequate system of access and internal roads to serve the existing and future needs of the Resort Village.

Infrastructure and Public Works Policies

.1 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, will require adopting and implementing an infrastructure maintenance and

rehabilitation plan. This Plan will inventory infrastructure assets and provide an upgrade and replacement schedule for the municipality's utility systems.

.2 The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of seasonal and full-time residents. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.

.3 The Resort Village shall ensure that public works, capital and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

.4 The utilization of private water wells is expected to remain the standard and acceptable means for potable water supply in the Resort Village. It is not expected the Resort Village will be required by the Province to upgrade to a communal water supply system in the near term.

.5 Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Resort Village. Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.

.6 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

.7 The Resort Village shall continue to work with other municipalities in the district to pursue a comprehensive waste management plan for solid waste management and waste water disposal alternatives.

Streets, Roadways and Access

.8 In order to provide for efficient development and reasonable access to Alice Beach, the Resort Village will endeavour to coordinate, in consultation with the RM of Sarnia for the planning, construction, maintenance and repair, or alteration of major transportation links on the RM of Sarnia grid road from the Provincial Highway # 354 North and into the Resort Village.



.9 The maintenance of internal roads of the Resort Village, dust control, the need for additional signage and potentially street lights within the municipal limits of Alice Beach shall be monitored and improved by the Resort Village.

.10 Alice Beach shall strive to improve the visual appearances of the three entrances. The main entrance to the Resort Village shall be the middle entrance on Gregory Avenue and is already denoted by the entrance sign. The southern entrance on Marine Drive South and the aesthetics of having a fire pit and garbage collection area at this entrance should be studied and alternative sites will be considered for these uses. Interim improvements may include landscaping, signage, or screening and shall apply to lands near this southern-most entryway. The northern entrance via Marine Drive North will be a minor entrance point for the Resort Village.

.11The planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development. Lines of sight for traffic safety shall be adhered to. The Resort Village may develop a municipal landscape plan for the entrance to the Village and for all Village properties.

Implementation

Public Utilities and Services shall be addressed in the Zoning Bylaw in the Community Service zoning district. **CS-1**

SECTION 7: NATURAL ENVIRONMENT HAZARDOUS CONDITIONS

Natural Hazards Policies

.1 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.

.2 The Plan raises awareness that natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

.3 No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion and/or slope stability investigations to address the interests of the Resort Village and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.



.4 Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. Development standards and permitted uses in Natural Hazard Areas, notably slope instability and flooding, will be addressed in the Zoning Bylaw through an Overlay district.

.5 Developers may be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.

.6 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

Flood Hazard Lands

.7 No new development shall be permitted in any flood prone area unless the development is above the contour representing the 1:500 flood frequency event and/or can be properly flood-proofed and protected from wave impact and shoreline erosion. Development is prohibited within areas defined as floodways and in areas of significant wave impact, ice shove and shoreline erosion.

.8 The Saskatchewan Watershed Authority, SaskWater, or any other appropriate government agencies or private sector consultants will be utilized as a source for technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas should be referred to Saskatchewan Watershed Authority for review prior to approval.

.9 Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program, in cooperation with SaskWater.

.10 No alterations or additions shall be performed on existing buildings or structures contained within the Floodway or Flood fringe zones without incorporating appropriate flood proofing measures and, subject to the relevant sections of *The Planning and Development Act, 2007*, dealing with non-conformity.

Unstable Slope Areas

.12 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.

.13 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development in and near Last Mountain Lake where instable hazard slopes exist.

.14 The Resort Village of Alice Beach, in addressing the hazards associated with erosion and slope instability shall:

- a) Require investigations as part of an application for subdivision and/or development;
- b) Establish the objectives of scientific and engineering investigations in relation to such applications;

- c) Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be born fairly by all parties including the proponent and/or the future owner; and
- d) Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

Lakeshore Management Areas

.15 In keeping with sustainable and environmentally responsible development the Resort Village of Alice Beach shall:

- a) Require all development adjacent to the lakeshore and the Municipal and Environmental Reserves to be reviewed by the Resort Village Council, and if required, the Ministry of Environment and Department of Fisheries and Oceans should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat. Work with all levels of government and developers to ensure that any impacts are minimized; however at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities.
- b) Identify areas that should be set aside for retention as riparian areas to have minimal disturbance to protect fish habitat and avoid nutrients and waste entering the lake.
- c) Recommend buffering of the shoreline where possible to promote retention and stability of the shore line.
- d) Take a lead role in educating all residents and visitors of the Best Management Practices available to insure water quality on Last Mountain Lake and the importance of maintaining a balance between natural habitat and recreational use. In this regard, Council should recommend the guidelines laid out in "The Shore Primer" prepared by Fisheries and Oceans Canada (Cat No. Fs23-507/2-2008E-PDF) and The "Resort Village of Alice Beach Brochure on Shoreline Management".
- e) When the opportunity for infill or redevelopment occurs, apply these Best Management Practices and encourage existing uses to apply these standards when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.

Wildfire Hazard Areas

.16 Development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. This planning should be done in consultation with the regional fire departments and other agencies involved in public protection services.

SECTION 8: FUTURE URBAN DEVELOPMENT

A Future Urban Development (FUD) designation identifies areas within the Resort Village limits where the future use of land or the timing of development is uncertain due to issues of uncompleted planning and engineering studies, servicing, transitional use, or market demand. In areas where residential development is not practical or desirable at the time, passive recreational activities shall continue, until such time as the area is developed for any urban use.

Future Urban Development Areas may include:

- Lands which are capable of being fully serviced, but for which no overall area concept plan has been approved for the general area; or
- Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

8.1 Boundary Alteration/Annexation

The periodic need for urban expansion through the annexation process shall be logical and consistent with the policies of this OCP and in accordance with the Future Land Use Concept Plan, and the Resort Village's Infrastructure management plan. Planning for annexation should consider a 10-20 year time horizon for land needs and shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need. Any proposed boundary alternations will include direct consultation and discussions with the RM of Sarnia.

8.2 Inter-Municipal Cooperation

.1 The Resort Village of Alice Beach has jurisdiction to manage many of the developments and behaviour of its residents to protect the natural assets. The Resort Village shares Last Mountain Lake with the region and might consider more interaction with the rural municipalities which abut Last Mountain Lake.

.2 The Resort Village of Alice Beach shall strive to cooperate with the Rural Municipality of Sarnia and the Resort Village of Wee-Too-Beach to promote inter-municipal partnerships adjacent to the Resort Village's boundary to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands within and adjacent to the Resort Village.

.3 Inter-municipal initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services shall be encouraged.

.4 The Municipalities shall cooperate to ensure that development and land use patterns which are adjacent or in proximity to resort areas that may have negative effects on future urban design and/or densities that may hinder the Resort Village's expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

SECTION 9: IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) is the keystone of the community planning process to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. An OCP enables a municipality to set development goals, objectives and policies which Council can use to manage, lead and foster opportunities for the community. An OCP must incorporate, as is practical, any applicable Provincial land use policies and statements of Provincial Interest. Finally, an OCP must remain current and relevant to current situations and realities.

9.1 The Future Land Use Concept Plan

The Future Land Use Concept Plan (Appendix "A") identifies areas that are a high priority for new residential development in the Resort Village of Alice Beach with the intent of accommodating future growth. No provision for commercial land use areas have been provided at this time but may need to be reviewed at a later date. The Resort Village's intention for the future use of land is shown on the "Future Land Use Concept Plan" which is attached to and forms part of this Official Community Plan.

9.2 Bylaw Implementation

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

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

9.3 Action Plans

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. Action Plans are provided in Appendix “B” to provide a checklist of the key action items that will need to be completed to help the community achieve its goals outlined in the Plan.



Each action item relates to policy statements included in the Plan and Council will work to review the action items regularly to monitor progress and to determine if changes are required.

9.4 Definitions

The definitions contained in the Zoning Bylaw shall apply to this Official Community Plan.

9.5 Zoning Bylaw

The Planning and Development Act, 2007, requires the Resort Village to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Official Community Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Resort Village. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

Zoning Bylaw Objectives

- Land-use conflicts are avoided,
- Future development will meet minimum standards to maintain the amenity of the Resort Village
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions,
- Development does not place undue demand on the Resort Village for services, such as roads, parking, water, sewer, waste disposal, and open space; and that future land use; and
- Development is consistent with the goals and objectives of the Resort Village.

The Zoning Bylaw provides the Resort Village with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking,

loading, landscaping, signage, buffering and all other relevant standards proscribed by the Resort Village from time to time.

To ensure, that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Official Community Plan. In considering a Zoning Bylaw or an amendment, the Resort Village should refer to the policies contained in the Official Community Plan and “Future Land Use Concept Plan” (Appendix “A”), to ensure that the development objectives of the Resort Village are met.

9.6 Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned; and
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Resort Village as a whole.

9.7 Concept Plans

Future land use concept plans should consider the following elements: population and demographic trends, water supply and waste water management, solid waste management and waste minimization, transportation planning within the general rural district, energy efficiencies for new development, habitat preservation and environmental protection, sound drainage planning and storm-water management, proper land use planning, lakeshore management, housing requirements, impacts of development on the general region, emergency services and policing, and the general principles of sustainable and responsible development in the Last Mountain Lake eco-system.

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of current and future infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems;

- Outline density of developments and proposed phasing of development; and
- Provide design features for special purposes such as landscaping, buffers, open spaces, and street layout; and

The Council shall ensure that any concept plan is consistent with the Official Community Plan.

9.8 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the district, to identify lands affected by flooding or slope hazards, endangered species, heritage resources, potable water supply and septic management, potential for ground and surface water pollution, foundation designs, and general risk to health and the environment.

9.9 Public Works

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

9.10 Development Levies and Agreements

.1 Council may provide for a Development Levy Bylaw as specified in *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

.2 Council may adopt a Bylaw that specifies the circumstances when offsite levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

9.11 Servicing Agreements

.1 Council may establish fees by Bylaws that would be applied in a servicing agreement at the time of subdivision in accordance with *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Resort Village and to address other concerns specific to the proposed subdivision.

.2 Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

.3 Where a subdivision of land requires the installation or improvement of municipal services such as storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, gravelled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that the council may require, the developer will be required to enter into a Servicing Agreement with the Resort Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

.4 Council will require the undertaking of 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.

9.12 Subdivision Process

The Director of Community Planning for the Ministry of Municipal Affairs is the approving authority for subdivisions. The Resort Village has input into the subdivision procedure at two points.

- 1 First, the Resort Village provides comments on all applications for subdivision within the Resort Village. In reviewing subdivisions, the Resort Village should consult this Official Community Plan to see whether the proposed development is consistent with the long-term goals of the Resort Village and the desired future pattern of development. Comments may be contracted from a qualified land use planner with application fees sufficient to cover the review process.

2 Second, the Resort Village has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. Also, in the Zoning Bylaw the Resort Village can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Again, since zoning is intended to implement the Resort Village's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the Resort Village.

9.13 Review and Amendment

An Official Community Plan is not a static document and does not commit the Resort Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Official Community Plan should be revised to meet these changes. The Official Community Plan should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies as set out are effective in achieving those objectives. The concerns, objectives and policies of the Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the community.

On occasion land uses or developments may be proposed that do not conform to the Official Community Plan (OCP). The OCP can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the OCP and the future development of the Resort Village should be examined. Any changes to the OCP or the Zoning Bylaw should be in the interest of the future development of the community as a whole. Periodical review and amendment the Official Community Plan should serve as an effective guide for the Council to make decisions on the future development of the Resort Village.



SECTION 10: REPEAL AND EFFECTIVE DATE OF BYLAW

Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

Council Readings and Adoption

Introduction this	_____	day of	_____	2011
Read a first time this	_____	day of	_____	2011
Read a second time this	_____	day of	_____	2011
Read a third time this	_____	day of	_____	2011
Adoption of Bylaw this	_____	day of	_____	2011

MAYOR

ADMINISTRATOR

Ministerial Approval Date _____

Tim Cheesman, P. Ag., MCIP _____

Karen Sanders, MCIP _____

APPENDIX “A”: FUTURE LAND USE CONCEPT PLAN

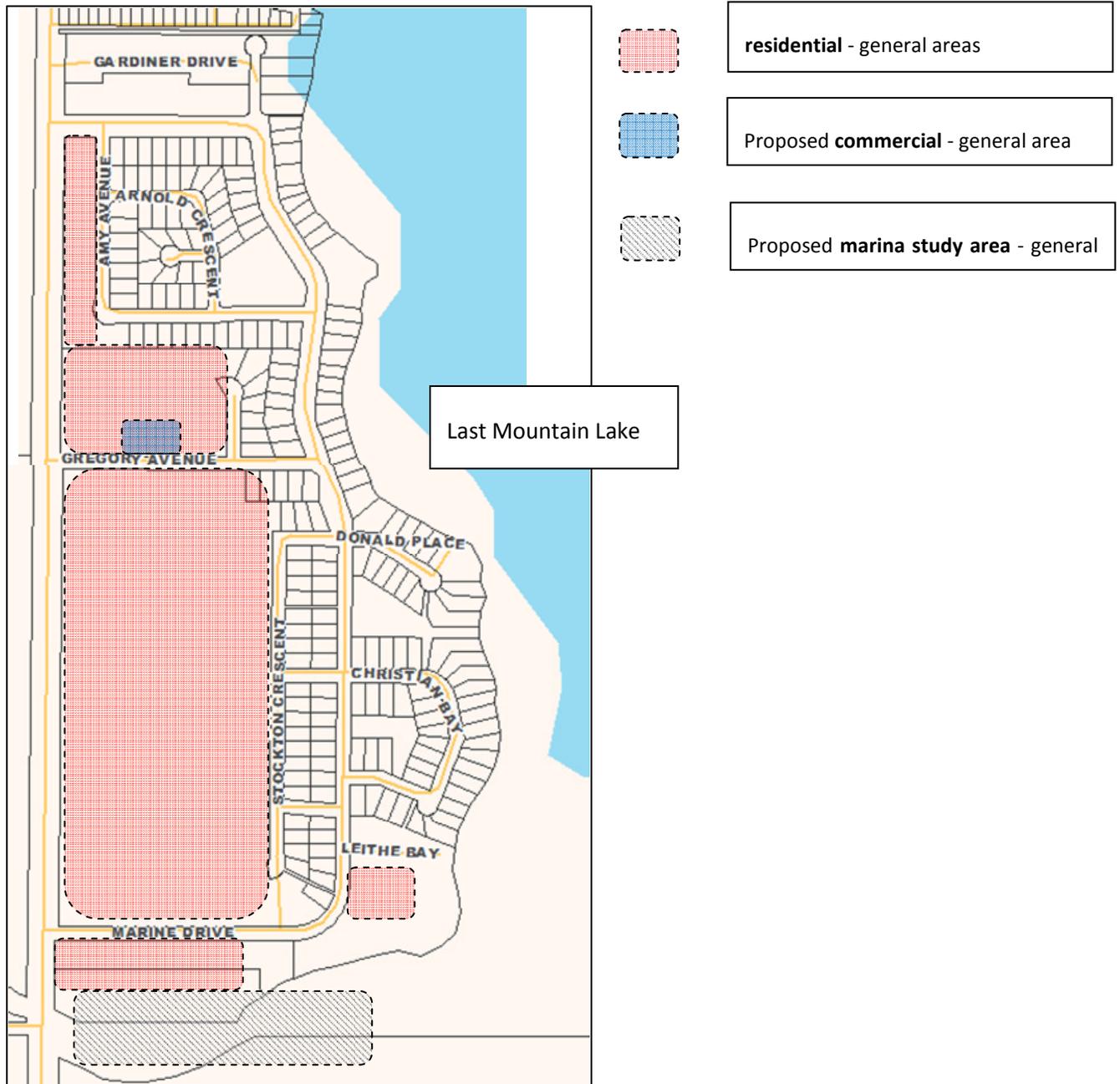
A comprehensive and detailed future Land Use Concept Plan has not been produced for all vacant lands within the limits of the Resort Village of Alice Beach. Appendix "A" presents a **General Land Use Concept Plan** for the RV of Alice Beach. The general areas are denoted by a dashed line and are subject to further review and revision. The general intent of the future land use for the RV of Alice Beach is predominately residential. The option of some limited and local commercial land development may be examined by the RV of Alice Beach at a later time.

It is recommended any future detailed land use Concept Plans for the larger vacant land parcels include additional land use planning and a general engineering study to determine the best land use concept plan configuration, the type of land uses to be accommodated and establishment of general engineering requirements necessary for both proper and sustainable development. It is expected some community service, municipal reserve and possibly environmental reserve areas may be included in association with the residential land use. In addition, a phased approach to land development and lots sales is strongly recommended to maintain a "managed growth" development scenario within the RV of Alice Beach.

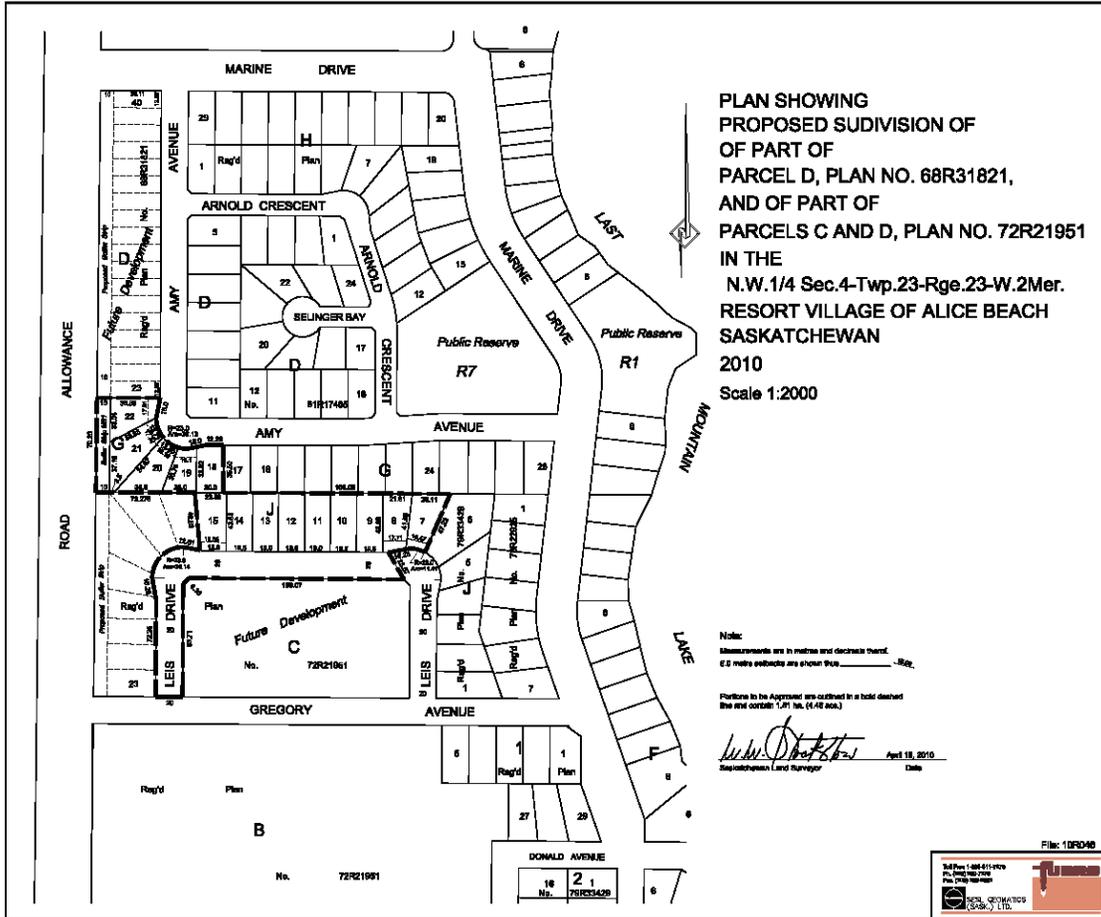
In the interim, Appendix A1 Residential Concept Plan is an "infilling" of vacant land within two existing residential subdivisions and is the first specific Concept Plan and proposed subdivision within the larger vacant land parcels in the resort village.

Finally, the Council of the Resort Village of Alice Beach and its residents may wish to add any additional criteria to future land use Concept Plans to ensure their Vision is "*Respectful of our environment, our neighbours and our community.*"

APPENDIX A: FUTURE LAND USE CONCEPT PLAN



APPENDIX A1: RESIDENTIAL CONCEPT PLAN



APPENDIX B: ACTION PLANS FOR THE RESORT VILLAGE OF ALICE BEACH

Short Term (2011-2016)

Action Item	Policy Reference	Key Participants/Stakeholders
General Study of Documents	OCP General	RV of Alice Beach Council and Administrator to become familiar with the new Official Community Plan (2011) for the Resort Village of Alice Beach and the associated new land use Zoning Bylaw which replaces the Last Mountain Lake District Planning Commission Zoning Bylaw (1982/1991)
Distribution of the OCP to Residents	OCP Sec 3.12	RV of Alice Beach Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of Alice Beach. In addition, all prospective developers and real estate agents should also be provided copies of the document.
Distribution of Zoning Bylaw to Residents	OCP Sec 3.12	RV of Alice Beach Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of Alice Beach. In addition, all prospective developers and real estate agents should also be provided copies of the document.
Distribution of Public Opinion Survey	OCP Sec 3.12	RV of Alice Beach Council and Administrator, upon request, to make paper and/or digital copies of document available to all current and new residents of Alice Beach. In addition, all prospective developers and real estate agents should also be provided copies of the document.
Distribution of Municipal Needs Assessment to Residents	OCP Sec 3.12	RV of Alice Beach Council and Administrator, upon request, to make paper and/or copies of document available to all current and new residents of Alice Beach.
Dredging Alice Beach Inlet Arm	OCP Sec 2.0	RV of Alice Beach Council and Administrator to consider the dredging of shoreline deposits from the mouth of the Alice Beach Inlet Arm to improve water circulation to improve both wildlife habitat and historical access for small boats.
Internal Roadway Improvements	OCP Sec 6.6	RV of Alice Beach Council and Administrator to consider an immediate and longer-term plan for dust control on the internal roadways in Alice Beach. Consultation with adjacent municipalities is recommended to perhaps purchase dust control materials in a bulk discount.
Development of Servicing Agreement	OCP Sec 9.11	RV of Alice Beach Council and Administrator to establish fees by bylaw to ensure land development and capital costs for

		development are borne by the developer and not by the general public.
Establish Effective Bylaw Enforcement	OCP, Sec 3.16	RV of Alice Beach and possibly other municipalities in the district should engage effective bylaw enforcement to enforce priority bylaws. Cost-sharing options with other municipalities should be encouraged. Vacant properties, illegal accessory buildings, all terrain vehicles, the fire pit and litter should be a priority. A public information program should proceed any initiative to enforce the current bylaws.
Geo-Technical Engineering Studies	OCP Sec 7.3	RV of Alice Beach Council and Administrator to consider requirement for a geo-technical testing of land within the RV of Alice Beach to establish safe building areas, standards for foundation construction and site remediation where required. This requirement may be provided by the RV of Alice Beach and/or private land developers. These engineering costs could be covered in the cost of each new lot sold by the Resort Village.
Road Maintenance Agreement with RM of Sarnia	OCP. Sec 6.8	RV of Alice Beach Council and Administrator to negotiate a mutually beneficial road maintenance agreement with the RM of Sarnia, The objective is to assist in keeping pavement on RM of Sarnia's grid road from Provincial Highway #354 to the municipal limits of RV of Alice Beach. A development levy might be applied to each new lot subdivided and sold in the Resort Village to support the road infrastructure.
Support for Municipal Administrator		RV of Alice Beach Council and Administrator to outline a short and medium term plan to ensure municipal administrator is fully supported.
Establishment of Building Inspection		RV of Alice Beach Council and Administrator to review and consider implementation of a building inspection system to ensure compliance with the National Building Code and bylaws of the RV of Alice Beach.
Infrastructure Maintenance/Repairs	OCP Sec 6.1 Municipal Needs Assess.	RV of Alice Beach Council and Administrator to actively monitor its current infrastructure inventory assets and to ensure long-term sustainability of existing and future infrastructure.
Protect Critical Habitat	OCP Sec 5	RV of Alice Beach Council and Administrator to ensure critical wildlife habitat is protected during the review of proposed land subdivisions and land development.
Solid Waste Management	OCP Sec 6.7	RV of Alice Beach Council and Administrator to explore option of working with other municipalities in the district to pursue a comprehensive solid waste management plan and recycling.
Lakeshore Management Plans	OCP - TBA	RV of Alice Beach Council and Administrator to consider the preparation of Lakeshore Management Plans to protect and enhance the important lakeshore features at Alice Beach. A wide range of elements could include shoreline beautification and protection, erosion monitoring and control, sedimentation

		at the Alice Beach Arm inlet, the management of boats and ice-fishing huts on the shoreline and any other items to ensure the shoreline is protected and enhanced for both residents and nature.
Establish 1:500 Design Flood Level	OCP, Sec 7.7	RV of Alice Beach Council and Administrator to contact the appropriate provincial agency to confirm the most current 1:500 design flood elevation and recommended safe building elevation for permanent structures in the RV of Alice Beach.
Land Use Concept Plans	OCP, Sec 3.3 OCP, Sec 4.2 OCP, Sec 9.7	RV of Alice Beach Council and Administrator to ensure all land use concept plans conform with the Official Community Plan. In general concept plans will be phased in groups of twenty (20) lots or less to ensure managed growth of Alice Beach.
Land Use Concept Plans - Phasing	OCP Sec 3.8 (j) OCP Sec 9.7 OCP Sec 4.2	RV of Alice Beach Council and Administrator to study and prepare a phasing plan for any land use concept plans contemplated for the RV of Alice Beach. In general, phasing will be in groups of twenty (20) lots or less to ensure managed growth of Alice Beach.
Proposed Plans of Land Subdivision		RV of Alice Beach Council and Administrator to ensure all proposed plans of land subdivision shall conform to both the OCP and the governing land use concept plan for the specific area of proposed land subdivision.
Emergency Response Plan	OCP Sec 3.10	Prepare, update and practice an Emergency Response Plan on a regular basis. Inter-municipal agreements should also be encouraged for mutual assistance.
Public Communication Plan	OCP Sec 3.12	RV of Alice Beach Council and Administrator to continue to establish and maintain communication and participation with all residents of the RV of Alice Beach.
Entrance Enhancement to Alice Beach	OCP Sec 6.10	RV of Alice Beach Council and Administrator to prepare a plan to establish Gregory Avenue as the main entrance and “gateway” into the RV of Alice Beach. The main entrance shall receive priority in planning and beautification to project a positive and clean image of the community.
Establishment of Development Levies	OCP Sec 9.10	RV of Alice Beach Council and Administrator may wish to prepare a Development Levy Bylaw where new development is of a density or nature which will require and upgrade to services beyond those normally provided in the subdivision of land.
Monitor Sewage Disposal Regulations		RV of Alice Beach Council and Administrator to monitor any proposed changes in policy by the senior governments with regard to sewage disposal regulations which might impact both the municipal government and future land servicing requirements within the RV of Alice Beach.
Schedule an annual review of the Official Community Plan	OCP, Sec 9.13	RV of Alice Beach Council and Administrator. The review of the OCP should be done in conjunction with the annual budget of the RV and with any longer-term capital projects. The services of a professional community planner should be engaged in five (5) years to undertake a full review of policies, issues and strategic directions.

Annual review of the Alice Beach Zoning Bylaw.	RV of Alice Beach Zoning Bylaw	RV of Alice Beach Council and Administrator to schedule an annual review of the Alice Beach Zoning Bylaw and consider any "house-keeping" amendments in a "batch" amendment.
Inventory of Mobile homes	Zoning Bylaw	RV of Alice Beach Council and Administrator to establish a recorded inventory of trailers on properties versus mobile homes in residential land use zones.
Inventory of Primary Use on Lots	Zoning Bylaw	RV of Alice Beach Council and Administrator to establish a recorded inventory of residential parcels in contravention of the Zoning Bylaw with respect to Accessory Buildings but no Primary Residence. These Accessory Use buildings to be noted as Legally Non-Conforming.
Inventory of Park/Municipal Reserve	Zoning Bylaw	RV of Alice Beach Council and Administrator to undertake an inventory of Park Space and Municipal Reserve space and calculate any surplus and/deficits in land.
Inventory of Vacant Lots	Zoning Bylaw	RV of Alice Beach Council and Administrator to undertake an inventory of vacant residential lots. Objectives will be (1) to determine the number of serviced lots which could come into the market place, (2) monitor any illegal accessory buildings being constructed on a vacant lot prior to a principal residence, and (3) monitor the placement of any camping trailers of a semi-permanent nature.

Mid Term (2011-2021)

Action Item	Policy Reference	Key Participants/Stakeholder
Schedule major review of the Official Community Plan	OCP, Sec 9.13	RV of Alice Beach Council and Administrator. The major review of the OCP should be done by a professional community planner and should examine current issues, policies and strategic directions of the RV of Alice Beach. The major review should take place in 2016.
Proposed Alice Beach Lighthouse	OCP Sec 5.6	RV of Alice Beach Council and Administrator to consider the initiation of an engineering and financial study regarding a possible lighthouse at Alice Beach. The possible lighthouse would serve navigation on Last Mountain Lake, provide a "signature" facility for the community and possibly incorporate a cellular telephone tower as a means to generate revenue and improve cell phone coverage in the district. No locations have been selected, however, the lighthouse would most likely be on municipal lands.
Municipal Fire Pit Location	OCP Sec 5.4	RV of Alice Beach Council and Administrator to study alternative locations for the municipal fire pit and solid waste transfer station. Discussions should occur with the RV of Wee Too Beach and the RM of Sarnia.
Proposed Boat Marina Option	OCP Sec 5.5 OCP Sec 5.6	RV of Alice Beach Council and Administrator to consider the initiation of an engineering and financial study regarding a

		possible boat marina on the “Alice Beach Arm” along the southern municipal boundary. The study would include channel cross-sections of the “Arm”, slope stability studies, cut-and fill estimates, access to site, preliminary area requirements, boat slip area calculations and other engineering and financial studies as required. The proposed marina could be a municipal marina, a private marina or a joint-ownership operation. These studies do not commit the RV of Alice Beach to this possible project.
Internal Roadway Lighting	OCP Sec 6.6	RV of Alice Beach Council and Administrator to consider improved roadway signage and street lighting for all existing and new subdivision phases in Alice Beach. Street lighting is recommended to include reflector shades to direct lighting downward and into only required areas and to protect “light pollution” from affecting the night sky and stars.
Landscaping and Tree Planting	OCP Sec 3.19 OCP Sec 6.11	RV of Alice Beach Council and Administrator to consider a medium-term landscape plan for the RV of Alice Beach including tree planting on future municipal reserve areas in advance of development to provide growth time for the new trees. Planting of trees inside surveyed roadway boundaries shall be avoided. Particular attention to be given to the entrances to Alice Beach and use of trees to screen residential developments from the municipal grid road. Use of coniferous trees to be considered for full-season screening effects.
Review Crime and Safety	Municipal Needs Assess.	RV of Alice Beach Council and Administrator to review the policing service agreement(s) with the RCMP and adjacent small urban and rural municipalities.
Development of Vacant Lots	Municipal Needs Assess.	RV of Alice Beach Council and Administrator to promote the development of vacant residential lots in a coordinated and phased manner. The development of new residential lots by the Resort Village of Alice Beach should be coordinated with any infill development by private property owners.
Inter-Municipal Cooperation	Municipal Needs Assess.	RV of Alice Beach Council and Administrator should promote inter-municipal cooperation at both the Council level and the Administrator level. The sharing of information, equipment, coordination of road maintenance, solid waste management and wastewater management are areas for preliminary consideration.
Municipal Best Practices in Municipal	Municipal Needs Assess.	RV of Alice Beach Council and Administrator to consider sharing “Best Management” practices amongst a wide range of municipalities in Saskatchewan. The objective is to exchange knowledge and techniques to increase municipal efficiencies.
Wildfire Hazard Areas	OCP, Sec 7.15	RV of Alice Beach Council and Administrator to review the risk and prepare a wildfire protection strategy in conjunction with regional fire departments to protect current and future residential development from damage from wildfires.
Municipal Storm Drainage Study	OCP Sec 3.7	RV of Alice Beach Council and Administrator to engage both

		a land surveyor and a professional engineer qualified to consult in municipal drainage systems to prepare a topographic survey and a drainage study for all new areas of proposed subdivision and development.
Community Meeting Place	OCP Sec 3.13 OCP Sec 5.2	RV of Alice Beach Council and Administrator to study the feasibility and costs to building a community meeting place for residents of Alice Beach to come together to socialize, pursue community building initiatives for the Resort Village and generally enhance the quality of life.
Promoting and preserving a quality environment for all citizens of Alice Beach	OCP Sec 2	

Long Term (2016-2031)

Action Item	Policy Reference	Key Participants/Stakeholders
Boundary Alteration/Annexation	OCP, Sec 8.2	RV of Alice Beach Council and Administrator to monitor the long-term growth patterns of the RV of Alice Beach and to cooperate on a regular basis with the RV of Wee Too Beach, the RM of Samia and any future resort villages to ensure the long-term interests of Alice Beach are compatible with its adjoining municipal neighbours. The timeframe should extend 10-20 years into the future.
Determine best land use potentials for underutilized municipal reserve lands and establish guidelines for future use and enhancement of selected areas	TBD	RV of Alice Beach Council and Administrator plus any interested citizens may be appointed from the community to research and review options as required. Professional land use planners may be required. The careful review of the long-term plans for the existing Maier Park area near the inlet arm may be reviewed at this time.
Inventory of under-developed lots.(infill) to balance any new proposed subdivision development with the sale and development of existing vacant lots within the community	TBD	RV of Alice Beach Council and Administrator plus any interested citizens may be appointed from the community to research and review options as required.

APPENDIX C: PUBLIC CONSULTATION FINDINGS

1. RV of Alice Beach "*What Matters to You*" Public Opinion Survey

The **What Matters to You in Your Community Opinion Poll** was conducted for the Resort Village of Alice Beach by the planning consultants as part of the review and development of a new Official Community Plan and the major re-write of the old Last Mountain Lake District Planning Commission Zoning Bylaw from June 1991. In addition, the Vision Statement for the Resort Village was also derived from the results of the public survey.

The sampling included an original mail-out of 165 questionnaires in December 2009 with a total of 27 questionnaires returned by mail, fax and hand – this represents 16 percent of the population and was above the expected average.

The objective of this exercise was to develop a profile of the more important issues for the RV of Alice Beach – in the form of a simple modified SWOT test. The statistical format of the questions was designed to generate a *binomial* distribution - determine what the quiet majority of residents felt on issues.

The results of the December 2009 survey are interesting and conclusive in several areas. The questionnaires received, based on the quality and detail of comments, present an honest and open comment on what the permanent and seasonal citizens of the Resort Village of Alice Beach value and wish to protect and what they wish to improve.

Two key questions were asked; (1) what are the three most important attributes of the Resort Village which need to be protected and preserved, and (2) what are the three most important challenges/threats to the Resort Village which need to be resolved.

Copies of this report are available from the RV of Alice Beach municipal office and the issues and opinions were used in the development of the Official Community Plan and associated land use Zoning Bylaw.

The results of the first two key questions in the survey are summarized below:

Most Important Municipal Attributes as Ranked by residents of Alice Beach

- **Natural Features of Alice Beach and Last Mountain Lake**
 - Collectively, and not unexpectedly, the largest majority of residents in the Resort Village of Alice Beach rank the Natural Features of Alice Beach and Last Mountain Lake as the most important feature or asset to the village. The beauty of the natural landscape and the aesthetics and tidiness of the built-up environment within the RV of Alice Beach must be complimented to preserve and protect the natural assets of the setting.
- **Peace and Quiet Quality of Community**
 - The second highest positive attribute for residents of the small resort village of Alice Beach is the peaceful quality of the community. Respondents liked the quiet, laid-back country setting near a section of Last Mountain Lake which was also not too busy. The larger lots, lower density of development and the extensive, mature tree plantings have a significant influence on the separation of many residences in the community.
- **Proximity to City and Access to Services**
 - Proximity to Regina and Moose Jaw, access to external city services and then ease of access to Alice Beach by a 4-lane paved highway ranked third as a positive attribute. Alice Beach does not have any commercial services within its corporate limits with some convenience shopping and services available from the villages of Dilke and Holdfast. The conditions of the provincial highways are good, however, the local rural municipality roads north of the village of Dilke are aging and falling into disrepair.
- **Cleanliness and Maintenance of Community**
 - Residents are proud of the clean and tidy nature of Alice Beach; this is somewhat remarkable for resort villages which generally have issues with litter and garbage. In addition, it appears to be part of the local “culture” to keep the resort clean. Litter control bylaws and property maintenance bylaws might be considered by the Council of Alice Beach.
- **Safety and Low Crime**
 - Residents rank safety and a low crime rate as another positive attribute of Alice Beach. In the summer time the high percentage of property owners, being removed by distance from the more popular public beach areas, and having a resident and stable permanent population (especially in the winter) contribute to this reality.

Most Important Municipal Challenges as Ranked by Residents of Alice Beach

- **Road Maintenance and Utility Services**
 - Road Maintenance and Utility Services were ranked highest as areas of challenges and concern by residents of Alice Beach. Residents mentioned both the external road access through the RM of Sarnia via an aging pavement road system and the internal roads and dust control within the RV of Alice Beach. In addition, there were general comments about infrastructure, permanent residents mentioned snow removal by daybreak, and there were single comments regarding the lack of street lights and the need for a central water system to replace individual wells.

- **Waste Management and Fire Pit Abuse**
 - Respondents ranked solid waste management and abuse of the municipal fire pit just below concerns related to road maintenance. Solid waste generation is a function of human occupation. It is of fundamental importance that solid waste be carefully managed for public health and safety, environmental protection, and operated as a fiscally efficient public utility service.

- **Bylaw Enforcement - Vehicles and Property**
 - Bylaw enforcement tends to be one of the most contentious issues affecting most small urban and rural municipalities in Saskatchewan; the RV of Alice Beach is no exception. Residents are concerned with motor vehicles and especially ATVs (all-terrain vehicles), unsightly properties and occasionally noisy parties.

- **Taxation Issues and Budgets**
 - Taxation issues, budgets and delivery of municipal services ranked fourth in terms of resident's concerns. It is the classic dichotomy of the wish to reduce taxes while maintaining or increasing levels of municipal service. For Alice Beach there are two distinct taxpayer groups: the permanent residents and the short-term and seasonal residents. The former are generally in favour of increased services with associated taxation, while the latter is maintaining both a primary residence elsewhere and a recreational property and generally wish for the lowest possible taxes.

- **Growth Management Issues**
 - The RV of Alice Beach owns significant tracts of undeveloped land in the "back-of-lake" portion of the village and residents expressed an interest in a moderate "growth management" program. These municipal assets constitute a very significant source of immediate and long-term revenue for the municipality.

However, as a counter-point, while many residents support growth of the RV of Alice Beach it is clear this support is linked to a "managed growth" scenario that does not harm the current character of the community. Careful planning and engineering can be implemented to establish a multi-phased period of development - development by several small increments.

- **Lakefront and Back-Lot Issues**

- The RV of Alice Beach development area can be divided into: (1) the lakeshore residential strip and beach areas, and (2) the back-of-beach park areas with cottages, houses, parks and vacant land.

Almost all of the available lakefront property has been developed, however, the growth area will be in the “Back-of-Beach” areas. These back-lot owners have asked for a place to dock their boats for short periods of time, and improved docking and mooring facilities at Alice Beach. The idea of a boat marina at Alice Beach has also been presented.

Respondents also expressed concern of a potential conflict between swimming, fishing and boating at Alice Beach; and this needs to be researched by the RV Council. Finally, there is a request to upgrade the beach area, rake the sand on a regular basis, provide trees for shade and play structures for children.

2. Resort Village of Alice Beach Open House - 29 May 2010 - 2:00 pm to 4:00 pm

As required under Section 24 of *The Planning and Development Act* (2007) the Council for the Resort Village (RV) of Alice Beach and its planning consultants convened an Open House to present the general outline of the proposed new Official Community Plan and associated new land use Zoning Bylaw. The Open House was conducted on Saturday 29 May 2010 between the hours of 2:00 to 4:00 pm in the Community Centre on Marine Drive in the RV of Alice Beach. The following notes record the event and the issues discussed with residents of the RV of Alice Beach.

A total 70 people signed the register at the Open House. However, owing to the large number of persons attending and staying inside for the full two (2) hours, some residents were required to remain outside during part of the time and did not sign the register. The Open House became a continuous meeting rather than a come-and-go open house. The majority of residents remained inside for the two full hours to ask questions about the proposed Official Community Plan and to discuss the proposed new land subdivision. The majority of questions were directed at the proposed land subdivision, when it would occur and what the lot costs would be.

The RV of Alice Beach Council thanked all the residents who completed the "What Matters to You" public opinion survey and printed copies of this survey were made available at the meeting. In addition, digital copies were also to be emailed to any persons wishing a copy of this survey. In addition, copies of the proposed Official Community Plan and associated Zoning Bylaw will also be available to the public later this summer.

Residents asked questions about the accuracy of the survey statistics and these were confirmed during the Open House. The important attributes to be protected and the important problem issues identified in the survey were also the main topics during the Open House. The survey will be used to establish policy in the Official Community Plan and the associated land use Zoning Bylaw. In summary, the accuracy of the survey was demonstrated at the Open House and its accuracy was accepted by the attendees.

Council informed people that the RV of Alice Beach needs to increase the tax base to cover increased municipal operating costs - including a contribution to a road maintenance agreement with the RM of Sarnia for the paved municipal road into the RV of Alice Beach. In addition, several families have asked for the opportunity to purchase land and to develop houses at the RV of Alice Beach. A moderate amount of land development by the RV of Alice Beach would accomplish both objectives. It should be noted the RV of Alice Beach owns the large majority of vacant and developable land within the municipal limits.

Approximately eight (8) residents asked the RV of Alice Beach Council if a No Development policy would be put to a public vote. The RV Council responded this would not be the case at this time as the public opinion

survey strongly supported the desire for "managed growth". In addition, a very large majority (over 60 residents) attending the Open House were in favour of "managed growth". As such, the Council is proposing a modest fourteen (14) lot residential subdivision for an area immediately north of Gregory Avenue. It may be possible to bring these proposed residential lots onto the market before the end of 2010. The remaining vacant land would be developed following approved concept plans and follow a staged development process to ensure a "managed growth" scenario.

Many attendees asked specific questions about the proposed subdivision of fourteen new residential lots in 2010. Where would these lots be located and what would be the asking sales price for these proposed residential lots? The RV of Alice Beach Council responded that Amy Avenue would have five (5) lots in 2010 and Leis Crescent would have nine (9) new lots in 2010. All details will be available to the public as they become known.

With respect to the price of each lot, the RV of Alice Beach was considering an independent review of recent lot sales in order to establish a fair market price for each of the proposed residential lots. No values had been established at the time of the Open House.

Attendees asked how the lots would be allocated. The RV of Alice Beach Council responded the most likely distribution system would be by a public draw system. It is anticipated there will be a demand for these proposed residential lots.

Attendees asked who was the land developer of the fourteen new residential lots at the RV of Alice Beach. The Council responded that land was owned by the RV of Alice Beach the resort village would be the land developer. Private planning and engineering consultants would be retained, as required, to provide detailed technical support. The land development profits would accrue to the RV of Alice Beach.

Attendees asked how much money had been spent to date on the planning and development for the Official Community Plan and the proposed residential lots. The RV of Alice Beach Council responded that approximately \$8,000 had been spent to date.

Attendees asked if the RV of Alice Beach would have to borrow money to complete the proposed residential development. The RV of Alice Beach Council responded that no funds were expected to be borrowed to complete this first phase of development. It is expected this first development and future developments would generate sufficient funds to enable a full recovery of land development costs and perhaps a moderate profit.

Attendees asked questions regarding future sewage and garbage disposal. During construction, people will be responsible for removing their own construction materials, either using bins they have had brought out or hauling it themselves. Resort bins and tree pit are not to be used. It is also possible the Provincial government may require a lagoon system within five (5) years. No spraying or dumping of untreated waste water will be allowed in the near future as a result of anticipated provincial regulations. In the interim

period, the fourteen lot residential development can proceed with private wells and private sewage pump-out vaults.

There were some comments on proposed municipal road maintenance agreement with the RM of Sarnia. In general, residents were supportive of the initial \$10,000.00 contribution to roads.

Residents asked about the SaskPower easement behind Amy Street. Council responded that SaskPower would be entitled to ask for an easement as a condition of subdivision and as a requirement to provide electrical service. This would be a SaskPower decision.

Finally, residents asked what were the plans for any profits from the residential lot sales. Some residents want taxes kept low and an increase in some services. Other residents asked Council to continue to improve municipal access road to Beach and build an administration office with new washrooms in a Community Center. Others suggested some monies be allocated to a lagoon system when needed.

In conclusion, the Open House was very well attended and residents were supportive of the proposed Official Community Plan but asked more specific questions on the proposed fourteen lot residential subdivision. The policy of "managed growth" was endorsed by a large majority of residents attending the Open House.

3. Resort Village of Alice Beach Public Hearing - 8 September 2010 - 7:00 pm to 10:00 pm

A series of delegations presented written comments and concerns about the proposed Official Community Plan and associated Zoning Bylaw at a packed hearing in the RV of Alice Beach Council chambers. In general, the presenters were both opposed to new development and interested in more information on both proposed planning documents.

Several items were discussed including opposition to consideration to study the feasibility of a long-term boat marina, opposition to the consideration of a possible local commercial development area and opposition to the review of the long-term uses for the existing Maier Park area near the inlet arm.

The written submissions were received by the RV of Alice Beach Council for consideration as part of the preparation of the new Official Community Plan.

4. Resort Village of Alice Beach - General Public Meeting - 23 October 2010 - 11 am - 1 pm

A general public meeting was convened in the Dilke Community Hall on the morning of 23 October 2010. From a total permanent and seasonal resident base of approximately 350 persons, it was estimated almost one hundred (100) persons attended this informational and discussion meeting.

A wide range of interests and ideas were presented by the citizens of the RV of Alice Beach. In addition, both the Council and the planning consultants were able to present factual information and answer questions of the citizenry. Several rumours were addressed and background information was provided.

It is estimated about seventy (70) percent of the audience was in favour of "managed growth" as first indicated in the "What Matters to You" survey from December 2009. However, there were still some concerns regarding more information and more consultation from the audience.

At the end of the meeting there was almost unanimous support for the formation of a Community Advisory Committee to review both the proposed Official Community Plan and the issues raised by the delegations at the 9 September 2010 public hearing. An advisory committee of approximately 5-7 volunteer citizens was accepted by both the audience and the Council for the RV of Alice Beach.

A call was issued for interested citizens to submit a letter of interest and the planning consultants would interview and select a recommended committee for the Council of Alice Beach to consider. The proposed Community Advisory Committee would be issued a planning workbook and make recommendations to the RV of Alice Beach through the planning consultants.

The Planning Advisory Committee was to review and make recommendations on the following topics:

1. to review the Residential Policy provisions and the proposed 14 residential lot subdivision;
2. to review the use of undeveloped land for open space recreation or future residential development or combination thereof;
3. to review the possible future siting and use of land for local commercial services servicing the resort village;
4. to review alternate areas for growth and help determine a rating and acceptable staged development scenario; and
5. to review plans for a possible Marina or Inlet development and the review of the related Action Plan Items.

However, after deliberating, the Council for the Resort Village of Alice Beach decided to defer action on the Community Advisory Committee and address the above issues of the Public Hearing and General Meeting in May 2011. A new councillor would be elected at this time to fill the vacant position on Council.