

VILLAGE BUENA
OF VISTA



Official Community Plan 2016

THE VILLAGE OF BUENA VISTA

Official Community Plan Bylaw No. 6-16

1. Pursuant to Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Village of Buena Vista hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Mayor and Administrator are here by authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this

13 day of December 2016

Read a second time this


12 day of December 2017

Read a third time and passed this

12 day of December 2017



~~BERNIE~~ MAYOR



ADMINISTRATOR

SEAL



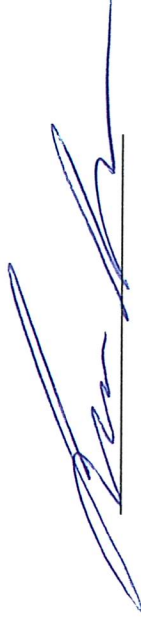
THE VILLAGE OF BUENA VISTA

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" to Bylaw NO. 6-16

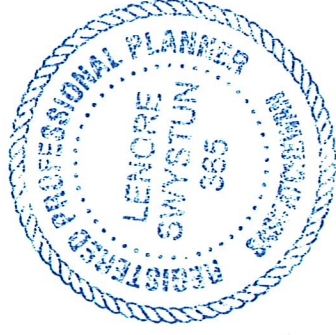


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Director, Registered Professional Planner



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Acknowledgements

We would like to take this opportunity to thank everyone who participated in our community's planning process:

- Community and regional members;
- Neighbouring municipalities;
- Official Community Plan Working Group (Council and community members);
 - Bill Dinu;
 - Lorna Davies;
 - Gary McLennan; and,
 - Vernon Palmer
- Mayor, Council, and Administration;
- Youth;
- South Shore School;
- Other stakeholders; and,
- Our planning consultants – Prairie Wild Consulting Co.

This Official Community Plan could not have been completed without the dedication and contribution of the above members.

Thank you!

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How to Read this Plan

This Official Community Plan is a policy document which contains statements of intent or action that seek to fulfill the objectives that are built on the overall vision of the community. Each of the policies and sections are linked to one another. To enable a comprehensive understanding of the future direction of the community, the Plan and its sections should be read in its entirety and not in isolation from one another.

Enjoy!

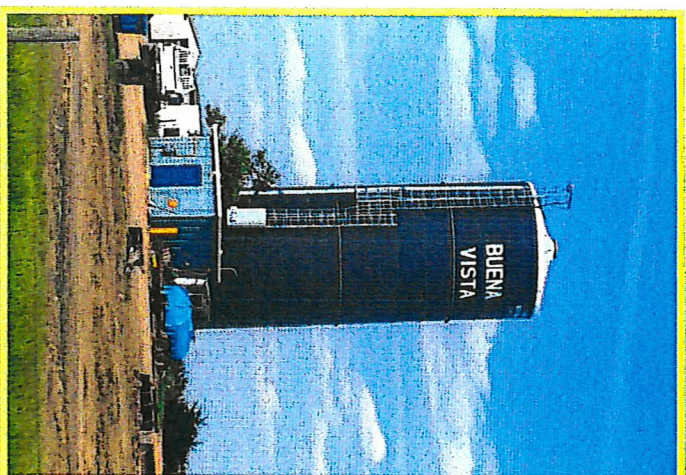
Section 1: The Official Community Plan

1.1 Introduction

The Official Community Plan (hereinafter called the “Plan” or “OCP”) is the community of Buena Vista’s statement of its long-term vision for the future. This Plan has been formed to assist the Village with growth and development opportunities over the next twenty five plus (25+) years. It functions as a comprehensive land use policy framework to help guide day-to-day management activities. Implementation occurs through actions by the Village and many others, including bylaws, public programs, projects, private developments, citizen actions, and more.

The vision, goals, and policies contained within this Plan were created with the voice of the community. Community members provided their input through a community-wide survey, focus groups, and in-person meetings.

The Official Community Plan:
Introduction



1.2 Community Vision

The community vision establishes an overall direction for the Village. The vision statement is intended to give a broad, inspirational image of the future that the community is aiming to achieve. The vision is written in present tense, in a positive tone, and is easy to understand. The Village of Buena Vista's vision is as follows:

The Official Community Plan: Vision

In 2041...

Buena Vista is a place to **relax, recreate, and enjoy** the natural beauty and surroundings of Last Mountain Lake and beyond.

We are a community that **prioritizes sustainable growth** with a healthy mix of residential, open community spaces, and cottage commercial and industrial uses. Our **vibrancy and health** as a community is possible through our **strong working partnerships** with neighbouring municipalities. We work proudly together to ensure a **safe and healthy lake** and provide other services including **infrastructure and community amenities**.

Our community's identity has a strong presence regionally and province-wide. We are Saskatchewan's **destination for passive and active recreational experiences** for all ages, and **our tranquility and dark, starry skies**.

1.3 Community Goals

In implementing the vision there will be a strong focus on meeting the needs of community members by creating an attractive and accessible community that supports the needs of a diverse population. The community goals below will assist the Village in day-to-day decision making.

The Official Community Plan: Community Goals

Community and Regional Sustainability	To maintain meaningful partnerships with our neighbours that will ensure our vibrancy and health as a community for future generations.
Lakeshore	To enhance the usage, connectivity, and overall quality of Last Mountain Lake.
Greenways and Trails	To maintain existing greenways and trails, and expand these networks to increase connectivity amongst other amenities and features.
Recreation	To provide accessible and safe recreational amenities and programming on land and water.
Infrastructure and Public Service Lands	To provide a full range of efficient and quality delivery of municipal services.
Natural Environment Hazardous Conditions	To protect residents and future developments through awareness of natural hazardous conditions that exist in the Village.
Residential Development	To ensure inclusive neighbourhoods that meet the needs of all residents including families, seniors, and those living with disabilities.
Commercial and Industrial Development	To attract and develop compatible cottage commercial and industrial developments on top of the hill.

1.4 How this Plan Fits into the Legislative Framework and Beyond

The Village of Buena Vista Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007* and *Statements of Provincial Interest*. This Plan has been established and adopted in accordance with Section 32 of the Act.

This Plan responds to the requirements of the Act by providing policies based upon Community Goals. This will reduce uncertainty for both the public and private sectors with respect to future use of land by ensuring development practices that are compatible with the land base and environment.

This OCP was developed from a participatory process with the involvement of many community members which is above and beyond the legislative requirements. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that are realized as a correlation to sustainable growth, which is considered a priority by the community.

The facilitation and process utilized during this planning framework is based on an Appreciative Inquiry model and is intended to ensure time for community capacity building and quality results. The model builds from the positives and asks participants to discuss best-hopes and goals for the future of the community.

Foundations for Success were created with community representatives to ensure successful and productive meetings and process overall. The shared foundations that are important to the community include:

The Official Community Plan: Community Legislative Framework and Beyond

- Being organized
- Sharing information
- Forming, storming, performing
- Defined process
- Comfortability
- Good sound system
- Mutual respect
- Participation
- Refreshments
- Laughter

1.4.1 Relationship to Other Village Bylaws and Plans

This Plan is the primary guiding document for the creation and implementation of the Zoning Bylaw, the subdivision process, and various related land use oriented Bylaws such as the Building Bylaw. It provides direction for more detailed planning with respect to lakeshore development, natural hazard lands, and economic development.

The Zoning Bylaw is used to implement the land use policies, particularly those related to specific land use designations in this Plan. The Zoning Districts outlined in the Zoning Bylaw are shared below.

R1	Residential Low Density District	CS	Community Service District
R2	Residential Low Density Topographical Limitation District	FUD	Future Urban Development
R3	Residential Medium Density District	AR	Agricultural Resource District
R4	Residential Large Lot Low Density District	FH	Flood Hazard Overlay
C	Commercial District	SH	Slope Hazard Overlay

IND Cottage Industrial District

1.5 Format of the Plan

This Plan is divided into five (5) major parts:

- Section 1**
 - An Introduction to the Official Community Plan. The vision and goals of the community are also provided.
- Section 2**
 - An overview about the Village of Buena Vista.
- Section 3**
 - The land use policies and objectives for the Village are provided in this section.
- Section 4**
 - Special Planning Areas, provides policies for lands that are governed by other orders of government.
- Section 5**
 - Implementation, introduction to action planning as a means of implementing the Official Community Plan.

The Policies of the Plan are action statements intended to address particular issues and advance the Village towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, considerations should be given as to how the proposed amendment conforms to the vision and themes presented in the Plan.

The Official Community Plan: Format of the Plan

Future Land Use Map: One of the key aspects of this Plan is to provide an overall future land use and

development concept for the Village of Buena Vista. The Future Land Use Map attached as Appendix "A" illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

Reference Maps: The series of reference maps attached in Appendix "B" provide supplementary information. All Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plans: To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. An Action Plan template for the Village has been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require the action items to be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

Section 2: The Village of Buena Vista

2.1 Lay of the Land Today (Planning Context)

The Village of Buena Vista is located in southern Saskatchewan along the Provincial Highway #54, a short distance from the City of Regina; 58 kilometres (km) northwest. The community is known by other nearby features including Last Mountain Lake which is the front landscape of the community and the continuity of various communities including the Resort Village of Lumsden Beach to the east, the Town of Regina Beach to the west, and Kinookimaw further west.

The Village has a number of community services and amenities. These include: the municipal office and shop, a number of park spaces, ball diamonds, trails, and an outdoor skating rink. Community members also rely on neighbouring communities including the Town of Regina Beach, Town of Lumsden, and the City of Regina for other services such as education, food, shopping, and health care.

According to the 2011 Census of Canada, the population for the Village was 524¹. This represents a 6.9% increase from the 2006 Census, when the population was 490. The community is home to both permanent and seasonal residents, whereby the population increases during the summer months. The community has seen steady growth over the years, according to the 2001 Census of Canada, when the population was 397.

Total private dwellings in 2011 included 376, compared to 356 in the 2006 Census. Of the 376 dwellings in Buena Vista, 220 are

¹ Census of Canada. (2011). Community Profile. [2011 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

The Village of Buena Vista: Today

considered to be occupied by residents; all of which are identified as single-detached housing.

2.1.1 Population Projections

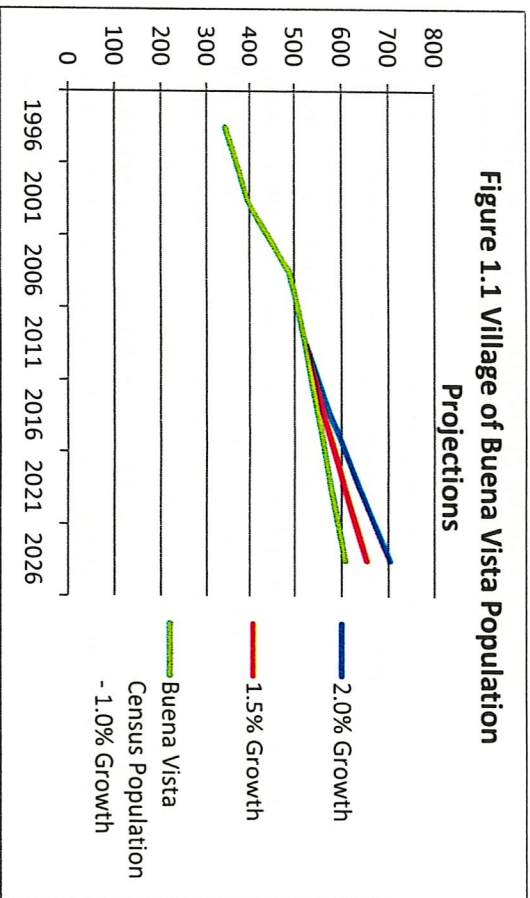
When looking at the growth of the Village over the years, some growth projections can be calculated. Three scenarios are presented in this section – a 1.0%, 1.5%, and 2.0% yearly growth rate. Table 1.1 and Figure 1.1 represent the growth projections from the 2011 Census to 2026. First, with the 1.0% growth rate, it is possible for the Village to have a population of 551 in 2016 and up to 608 by 2026. With a 1.5% growth rate, the population could increase to 565 in 2016 and up to 655 by 2026. Finally, with a 2.0% growth rate, the 2016 population could grow to 578 and up to 705 by 2026.

These growth projections represent modest growth over the years. The projections provide the Village with a preliminary look at future growth and will assist in setting future priorities.

Table 1.1 – Buena Vista Population Projections

	2016	2021	2026
1.0% Growth	551	579	608
1.5% Growth	565	608	655
2.0% Growth	578	639	705

Figure 1.1 Village of Buena Vista Population Projections



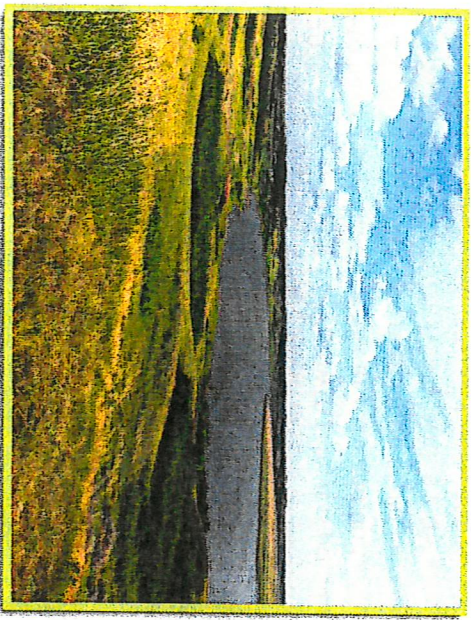
2.2 Regional Context

The Village of Buena Vista is located in the Rural Municipality of Lumsden No. 189 along the south shore of Last Mountain Lake. It is recognized that the Village resides in the Treaty 4 territory. The community is close to its neighbours as they are situated contiguously along the lake. The neighbouring communities include the Town of Regina Beach; Resort Village of Lumsden Beach; and Hamlet of Kinookimaw. Kinookimaw is shared by seven First Nation Bands that have lands in region. These include: Daystar, Pasqua, Gordons, Muscowpetung, Poormans, Muskowekan, and Piapot. Other communities in the wider region include the Town of Lumsden; RM of McKillop No. 220; Village of Sask Beach; Village of Bulvea; Village of Glen Harbour; and the City of Regina. The Village of Buena Vista has a varying degree of interaction with the above

communities; from utilizing community services to shared agreements, and more.

The Village works closely with the Town of Regina Beach, as they are located directly adjacent to one another. The two communities work in collaboration on recreational programming and amenities, the South Shore School, and socials. The communities together call themselves the South Shore Community. The Buena Vista Parks and Recreation Committee provides year round programming for residents and visitors.

Success in the development and implementation of the OCP will be achieved through ongoing collaboration with neighbouring municipalities and varying orders of government.



Section 3: A Look Forward

The policies in this section are to help the Village of Buena Vista achieve its goals and overall vision. The policy statements are reflective and complement the identification of future land use potentials as outlined in the Future Land Use Map (Appendix "A"). In addition, the policies will promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, protect sensitive environmental areas, and to develop strategies which support community revitalization and population growth. There is the potential to plan and provide for the best possible mix of activities, services, and land uses for the greater community.

3.1 General Development Land Use Policies

Objectives

- To provide safe and accessible developments.
- To encourage a community that meets the needs of its diverse residents and businesses.
- To enhance the distinct sense of place and livability of the Village through high quality design and maintenance of natural form.
- To support balanced growth and development of year round and seasonal amenities.
- To avoid and minimize potential land use conflicts.
- To provide multiple sized lot options to accommodate various types of development.
- To retain rural landscapes, star light skies, open vistas, and agricultural lands in the Village.

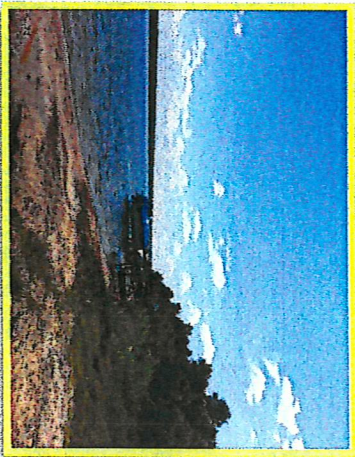
A Look Forward: General Development Land Use Policies

Policies

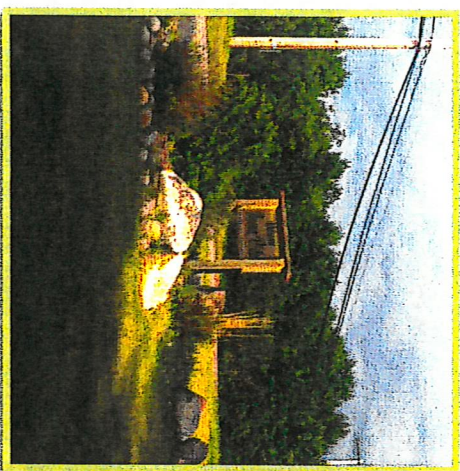
- .1 Developments in the Village will be safe, accessible, and compatible with surrounding land uses. The Future Land Use Map in Appendix "A" illustrates future land use potentials for residential, cottage commercial and industrial, and green space.
- .2 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. When reviewing applications for development, consideration of alternative methods and techniques, and promising practices will be considered. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing in the area, or is incompatible with existing or proposed land uses in the vicinity.
- .3 Future development shall integrate into the natural surroundings and complement the surrounding community design, landscape, and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning.
- .4 The Village encourages the retention of existing trees where possible and shall ensure additional trees and plant materials are provided as part of all development proposals.



- .5 The Village supports development and new subdivisions in areas 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.
- .6 All lands shall be left in a natural state whenever possible. The developer shall work with the natural terrain and vegetation. Land clearing and water drainage that effects neighbouring property owners will not be permitted.
- .7 The Village requires the maintenance of properties to ensure the aesthetic appeal and enhancement of the Village is fulfilled.
- .8 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.
- .9 Bylaw enforcement will be utilized in addressing issues related to motor vehicles, all-terrain vehicles, vacant lots, and unsightly properties.
- .10 Sustainable community development that provides a mix of seasonal, permanent, and affordable options shall be encouraged. To accommodate different types of development,



- through the subdivision process, the Village shall develop and/or work with developers to provide a variety of lot sizes.
- .11 The Village shall maintain dark skies by:
 - a. Developing star light sky principles and guidelines for the Village;
 - b. Requiring lighting in outdoor areas to be downward directed and conform to this Plan and any principles and guidelines established by the municipality; and,
 - c. Residents are required to use downward directed lighting.
- .12 The Village of Buena Vista values the agricultural land surrounding the community. Land for sustainable growth of agricultural activities including the diversification and expansion of agricultural and value-added agribusiness development is encouraged.



3.2 Community and Regional Sustainability

The Village of Buena Vista is committed to ensuring the community is sustainable for future generations. The sustainability of the Village can be defined through the community make up, providing amenities and services to residents and visitors, access to the lake, park space and trails, and providing an opportunity for growth and development.

Due to the Village's unique landscape with adjacent neighbours and lake front, the success of sustainability is also dependent on working relationships with municipal and First Nation neighbours. The Village currently participates in a regional working group known as the Inter-Municipal Utilities Committee (IMUC). Regional initiatives are in place such as EMO plans, fire agreements, and more.



A Look Forward: Community and Regional Sustainability

Objectives

- To encourage an age friendly community.
- To promote a strong awareness of municipal events, regulations, and developments amongst residents, neighbouring communities, and land owners.
- To encourage and foster local stewardship and citizen participation in community committees.
- To expand primary health care services in the region.
- To ensure safe infrastructure for public use.
- To regularly update emergency response and evacuation plans.
- To collaborate with neighbours on future land use planning, environmental preservation, economic development, and service delivery of community, recreational, health, and emergency services.

Community Sustainability Policies

- .1 The Village shall enhance local communication through a variety of forms that are open and transparent and brings the public together with municipal officials. This includes regular reports to the community and forums allowing public input and participation in initiatives requiring research.
- .2 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural, and environmental issues.

- .3 The Village will ensure development enhances the cultural well-being of residents through support for art and cultural programs.

- .4 Year-round seasonal activities and festivals shall be promoted by the Village. New events year-round that gather community members at large shall be encouraged.

Social Policies

- .5 Social needs should be addressed when planning the built environment to ensure residents are safe, healthy, and fulfilled. The Village may investigate the provisioning of a community centre for residents to provide opportunity for social interaction.



- .6 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.

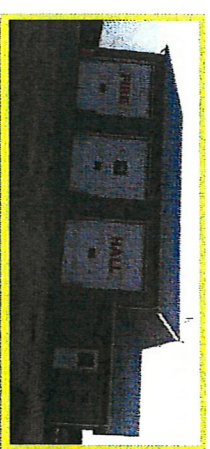
- .7 The Village shall consider features that support, attract, and retain a diverse population including youth, singles, families, seniors, and people living with disabilities.

- .8 The Village shall encourage adaptable features to ensure accessibility in new and existing developments to accommodate

people with mobility challenges and to enable seniors to age in place.

Safety and Health Policies

- .9 Public safety and health requirements shall guide all development. This includes development of community and recreational amenities such as trails, transportation networks, residential, commercial, and industrial.



- .10 The Village shall support health amenities and services provided in the region and shall continue to participate in discussions with neighbouring communities, the Health Region, and other stakeholders to expand services in the area. Expanded services may include blood work, x-rays, chiropractic care, reiki, and others.

- .11 The Village shall ensure that emergency and responsiveness plans are current and reflect changes in land uses or activities. This includes the identification of evacuation routes for all areas of the Village.

Future Urban Development and Inter-Governmental Cooperation Policies

- .12 The Village of Buena Vista has jurisdiction to manage many of the developments to protect natural assets. The Village shares Last Mountain Lake with the region and encourages more interaction with the surrounding communities and First Nations to discuss future growth of the area.
- .13 The Village shall cooperate with neighbouring communities to promote inter-municipal and governmental partnerships adjacent to Buena Vista's boundary to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Village.
- .14 Inter-governmental initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services shall be encouraged.
- .15 The development of a regional planning framework is encouraged by the Village to continue dialogue regarding future land use, growth, development, environmental considerations, economic development, and tourism.
- .16 The Village supports regular meetings with neighbouring communities and First Nations to provide regular updates and identify opportunities to work inter-municipally.



3.3 Lakeshore Development

Last Mountain Lake (also known as Long Lake) is a prairie lake that is approximately 93 kilometres long and 3 kilometres wide. It was formed from meltwaters of continental ice sheet draining south into the Qu'Appelle glacial spillway 11,000 years ago. This lake flows into the Qu'Appelle River and is the largest naturally occurring waterbody in southern Saskatchewan.²

Last Mountain Lake is a key feature of the Village of Buena Vista. It is one of many communities that reside along the lake. The community has identified a number of factors related to the lake that are important. This includes water quality, protection of shoreline, usage of the lake (motorized vs non-motorized), and public access.

Objectives

- To preserve the water quality of the lake.
- To support and enhance the natural ecology of the lakeshore.
- To protect existing public accesses.
- To create new access points and connecting trails.
- To identify and enhance natural trail networks to the lake.
- To provide beach community and recreational amenities.
- To develop a public marina on Last Mountain Lake.

General Policies

1. The Village is committed to ensuring the quality of the lake is preserved. The Village together with neighbouring communities, First Nations, the Water Security Agency, and other stakeholders shall continue efforts to identify opportunities to enhance water quality. This may be done through

comprehensive plans and studies such as a Lakeshore Master Plan.

A Look Forward: Lakeshore Development

2. The Village shall ensure the provision of public access to the lake for recreational use by residents and visitors by the following means, subject to environmental and engineering constraints:
 - a. Where publicly owned properties have access to watercourses, provide public access;
 - b. Keep road ends that front on the lake open to the public; and
 - c. Whenever, possible, secure properties or a right-of-way.
3. The Village shall improve existing access points as needed with enhanced trail networks and other facilities.
4. Connections throughout the Village and wider region to the lake shall be identified and created in the least disruptive manner as possible.
5. In order to enhance public use of the beach and lake, the Village shall identify areas suitable for community and recreational amenities. Such development includes beach volleyball courts, washrooms and change facilities, parking, playground structures, and more.



² http://esask.uregina.ca/entry/last_mountain_lake.html

- .6 There is potential to develop a marina along the lake to provide a designated area for boats. The Village shall collaborate with surrounding communities to discuss the potential development of a marina and identify an area that is most suitable.
- .7 All development near water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the 25 Year Water Security Plan³ and all other Provincial legislation and requirements.

Ground and Source Water Policies

- .8 Developments shall not deplete or pollute groundwater resources within the Village. Investigations to assess the impact of development on groundwater resources including drainage may be required in order to protect aquifers and their supply.
- .9 The Saskatchewan Water Security Agency will be utilized as a source of technical advice and in determining the method of protection required in circumstances which may include:
 - a. Ensuring that the development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water, or groundwater resources; and,
 - b. The municipal footprint and any precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater resources.
- .10 Development shall avoid any alteration to drainage, landscape, or other natural conditions and shall be required to mitigate on

and off-site impacts. Detailed analysis by a qualified engineer shall include studies for water quantity and quality, septic services, shoreline erosion, and any works required to support the proposed development.

- .11 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans, and other issues that may be required for the purpose of ensuring public health and safety.
- .12 Development will be prohibited in areas where slope instability has been identified. Slope instability areas are shown on the reference map titled “Natural Constraints” in Appendix “B2.”



³https://www.wsask.ca/Global/About%20WSA/25%20Year%20Water%20Security%20Plan/WSA_25YearReportweb.pdf

3.4 Greenways, Trails, and Heritage

The Village of Buena Vista is proud of the park space and trails provided throughout the community. For the purpose of this Plan, greenway shall mean corridors or protected open spaces that are publicly or privately owned and managed for conservation and recreation purposes. Current greenways in the Village include Heritage and Dobson Parks.

There has been an area identified to enhance greenways in the Village and surrounding area. This place is known as “Colvin’s Coulee.” The Coulee consists of rolling hills, pasture lands, and the water stream flows into Last Mountain Lake. There is an opportunity in the future to enhance the conservation of lands.

The community utilizes trails for walking, biking, and non-motorized vehicles. Expansion and enhancement of the trail systems is a priority to the Village whereby all users are safe.



A Look Forward: Greenways, Trails, and Heritage

Objectives

- To provide a comprehensive park system emphasizing access to the lake, walking, and cycling while ensuring adequate space for recreational amenities, playgrounds, and green space.
- To create corridors and improve connections linking open spaces.
- To ensure adequate natural greenways for the protection of the habitat movement of wildlife.
- To foster the use of greenways as active transportation route for non-motorized transportation.
- To encourage the re-greening or re-planting of natural vegetation of pathways or corridors in developed areas.
- To promote and foster awareness of the importance of greenways and trail networks.
- To identify and pursue conservation area(s) designation.
- To identify and protect cultural and heritage resources.

- .4 Existing and new park and open space locations shall be linked with trail and walkway networks.
- .5 The Village will encourage and promote active transportation by adding and improving walkways, trails, and cycling facilities.
- .6 In order to promote safe trail networks and use, identification through signage and educational materials about permitted modes of transit on the trails may be pursued.
- .7 Council may consider the acquisition of land or other investments when developing the greenway and trail network and when reviewing development applications in the Village.
- .8 The Village shall seek partnerships with organizations, developers, and individuals to promote, enhance, and expand greenways and trail networks. Partnerships may include other government bodies, non-governmental organizations such as the Nature Conservancy of Canada, environmental groups, and local stakeholders.

Greenway and Trail Policies

- .1 The Village of Buena Vista shall enact regulations and policies that will enhance and protect integrated greenways and trail networks. Efforts will be made to improve and enhance the greenways network, with activities affecting them conducted in an environmentally sensitive manner.
- .2 The Village shall identify and pursue park space when park development has the potential to preserve, complement, or link together sensitive ecosystems. This also includes ensuring recreational access to sensitive areas where the habitat and ecological function is not compromised.
- .3 New and existing trail networks will ensure the safety of all users.

Heritage Policies

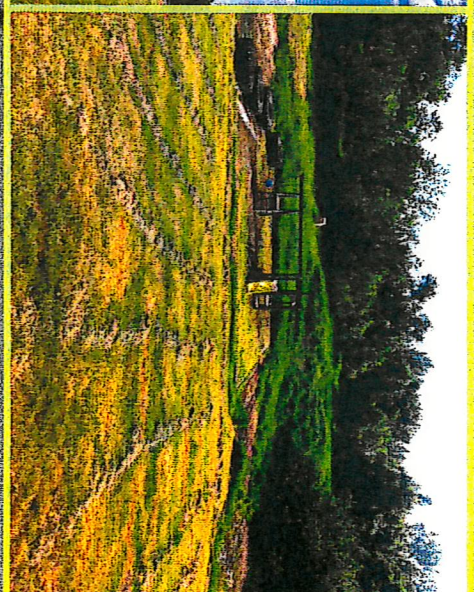
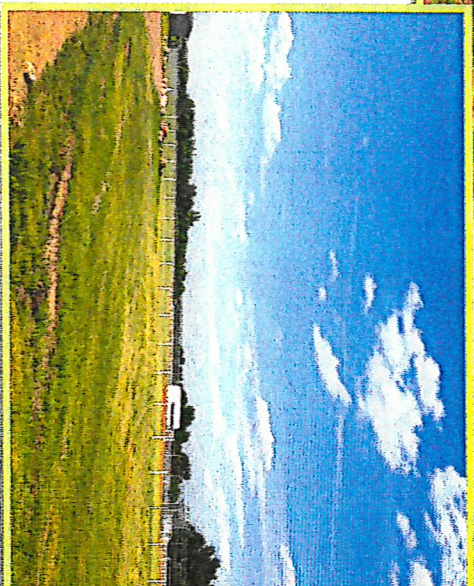
- .9 Sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas, an assessment of the potential impact on natural and human heritage resources prepared by a qualified environmental professional shall be required as part of the development proposal. Areas with heritage sensitivity are identified as a reference map in Appendix "B."

.10 The Village shall work with community stakeholders to identify and assess the importance of built and natural heritage sites and areas within the Village. At the request of property owners and in accordance with *The Heritage Property Act*, significant historic sites and architectural features shall be designated and suitably recognized.

- .11** Heritage resources shall be protected where:
- a. Buildings or landscapes received or in the process of receiving municipal or provincial designation; and
 - b. Buildings or landscapes have been developed and operate as heritage sites.



.14 Dedication of municipal reserve is required for subdivision; 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.



Municipal and Environmental Reserve Policies

.12 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*. Public, municipal, and environmental reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off recreation.

.13 In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and for environmental reserve. Developers shall be encouraged to create reserve land into larger parks and provide pedestrian linkages between parks when possible. Care shall be taken to ensure proper sediment control is maintained on all reserve sites to protect the lake ecosystem.

3.5 Recreation

The Village of Buena Vista is known as a year-round recreational hub for passive and active recreation. The Village would like to become a recreational hub for the area as the community has all the necessary amenities to do so. Current recreational amenities include the ball diamonds, outdoor skating rink, summer and winter trail networks, and the lake for boating, fishing (summer and winter), and swimming. The Village also maintains a strong partnership with the Town of Regina Beach through the Buena Vista and Regina Beach Parks and Recreation Committees, which provide year-round programming for both communities.

It is recognized by the community that there are a number of different uses on the lake. It is important to the Village to provide a balance and opportunities for each type of use. Specific public use enhancements for recreational amenities and activities are some of the goals shared by community members.

Objectives

- To ensure public access and use of lake.
- To maintain and enhance trail networks.
- To maintain and identify areas for park space.
- To provide passive and active recreational amenities.
- To pursue the development of a recreational centre.

Policies

- .1 A variety of passive, active, and four season recreational amenities are encouraged in the Village.
- .2 Future recreational uses in Buena Vista 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.



- .3 The Village will encourage the development of new recreational and community facilities such as a community/recreational centre that provides a space for gathering and programming.
- .4 The Village of Buena Vista shall enhance and identify new and existing trail opportunities and connections for non-vehicular activities for day-to-day commuting and recreation.
- .5 Lakeshore access with walkways, parks, and open spaces shall be identified and provided to ensure residents and visitors have access to beach and water recreation.
- .6 The Village shall, through Concept Plans, identify areas for recreational development. This includes beaches, park spaces, trails, and boat launch.
- .7 Together with other Last Mountain Lake communities, the Village shall participate in a lake study to identify overall current and projected usage. This information will also be utilized to designate lake zones to accommodate a variety of non-motorized and motorized uses.
- .8 In order to accommodate visitors to the Village of Buena Vista, the development of a campground is encouraged. A more detailed study would be required to determine location, infrastructure requirements, and other details.

3.6 Infrastructure and Public Service Lands

Residents in Buena Vista are able to access all infrastructure services including water, sewer, waste, power, phone, and internet. Currently, residents access water lines throughout the community. There is garbage pick-up and recycling in the Village and there is a waste management site that is owned and operated by the Town of Regina Beach. Power, phone, and internet are sourced by outside providers including SaskPower and Sasktel.

Road networks through the Village include the Provincial Highway #54 and local roads that consist of a mix of gravel and paved. Due to the nature of the Village being located in a valley near a lake, there have been some challenges with regards to flooding and drainage which has resulted in damaged properties and infrastructure. The Village is committed to being proactive in identifying areas that require attention now and into the future.

A Look Forward: Infrastructure and Public Service Lands

Objectives

- To provide safe and quality transportation and infrastructure systems.
- To ensure proper drainage throughout the Village.
- To complete and maintain a drainage study.
- To encourage the use of existing infrastructure.
- To ensure adequate future quantity and quality of domestic water supply.
- To expand and enhance water and sewer systems.
- To reduce the volume of waste generated by improving recycling systems and reviewing other recycling options.
- To collaborate with our neighbouring communities to explore a variety of service delivery options.

- .4 The planning, phasing, and development of water and sewer services will be based on:
 - a. Financial resources of the Village;
 - b. Conformance with environmental regulations;
 - c. The demand for services and need for upgrading;
 - d. The logical extension of existing services; and
 - e. Growth trends.
- .5 The Village will explore opportunities for using energy and resource efficient systems and building techniques and materials in municipal building and infrastructure.
- .6 The adequacy of municipal services will be monitored and upgrading or expansion of the infrastructure shall equitably meet the needs of seasonal and full time residents. Front end costs of expanding municipal services and infrastructure shall be recovered through levies to the developer for new areas as they are developed.
- .7 The Village shall maintain and enhance infrastructure, including potable water, waste, and solid waste facilities and services. Exploring options and opportunities for a Village wide sewer system (e.g. lagoon) is encouraged.
- .8 Investigation and implementation of integrated wastewater management and treatment technologies that provide greater local social, economic, and environmental benefits may be pursued.
- .9 The Village shall work with utility providers to maintain and enhance public and private facilities and services for power, energy, and telecommunications.

Infrastructure Policies

- .1 In managing growth and change, the Village shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.
- .2 Strategies and standards for the orderly, efficient, and economical extension of 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 infrastructure.
- .3 The 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.

.10 The development and maintenance of a comprehensive drainage study is supported in order to ensure water is properly mitigated and benefits the Village and residents in terms of cost-savings.

.11 Unauthorized drainage of surface water runoff from any land throughout the Village shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Water Security Agency, Ministry of Environment, and the Village of Buena Vista.



Streets, Roadways, and Access
.12 In order to provide for efficient development and reasonable access to the Village of Buena Vista, the Village will endeavor to coordinate, in consultation with the Department of Highways and Transportation, for the planning, construction, maintenance and repair, or alteration of major transportation links on Highway #54 into the Village.

.13 The Village will encourage developments that will ensure safe access and egress from adjacent roadways without disrupting their transportation function.

.14 Street classification of local, arterial, and collector streets should be established in order to promote orderly, safe, and efficient street systems. Control of access points and provision of service roads may be required in some instances.



.15 The maintenance of internal roads of the Village, dust control, and the need for additional signage shall be monitored and improved by the Village as required.

.16 The Village shall provide a comprehensive network of safe pedestrian and bicycle facilities using Village



funds, grant funds, and developer required improvements in accordance with applicable Village Bylaws.

.17 Buena Vista shall ensure safe access is provided for all in the design and modification of all streets, sidewalks and pathways.

3.7 Natural Environment Hazardous Conditions

The Village is committed to taking a proactive approach to development in hazardous areas and potentially hazardous areas. Slope instability and flood hazard areas are identified on the Future Land Use Map, Zoning District Map, and Reference Map “B2.” In addition to the objectives and policies in this Plan, all development shall be subject to the respective overlays provided in the Zoning Bylaw.

Objectives

- To identify, protect, and enhance natural areas for the long term benefit of natural ecosystems including fish, wildlife, and plant habitat.
- To minimize the impacts of natural hazards on human life and activity.
- To provide guidelines to developers for protecting development and the public from hazardous conditions.
- To create awareness amongst residents of Buena Vista of the significance of hazard lands.
- To prohibit development from occurring in areas where slope instability exists.
- To ensure development is discouraged in areas with potentially hazardous conditions to the site.
- To work with neighbouring communities, First Nations, the Water Security Agency, and other stakeholders to ensure proper flood mitigation.

Natural Hazard Policies

1. Natural areas and habitats shall be protected from incompatible or

A Look Forward: Natural Environment Hazardous Conditions

- potentially incompatible uses where:
 - a. Rare or endangered flora and fauna have received Provincial designation and protection;
 - b. Lands designated under the *Wildlife Habitat Protection Act*, and amendments;
 - c. Private lands that have been voluntarily protected by landowners;
 - d. Lands which are designated under a variety of other environmental protection, legislation or policies;
 - e. An aquifer is found or located, efforts to sustain the livelihood of this natural resource will be made;
 - f. The area is used for recreational purposes including bird watching; or
 - g. Lands are designated natural prairie or grasslands.

2. 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.

3. The Plan and associated reference maps identify areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

4. 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 municipality and to ensure that the developer and/or property

owner reasonably assess the hazards relative to the proposed development.

- .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 Village supports provincial planning initiatives contributing to ecological integrity and shall participate in discussions regarding Lake Mountain Lake and the Qu'Appelle Valley System.
- .7 Development shall not deplete or pollute the lake or water systems in the Village. Any development that may pose a threat of damaging the water will be restricted.

Flood Hazard Lands

- .8 Development of new buildings and additions to buildings and facilities in the 1:500 year flood way are prohibited. Development of new buildings or additions to buildings in the flood fringe will be required to be flood-protected to 0.5 metres above the 1:500 year flood elevation. Flood prone areas within the Village are shown on the Future Land Use Maps in Appendix "A" and on the Natural Constraints reference map in Appendix "B2."

- .9 The Water Security Agency, or any other appropriate government agencies or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.

- .10 Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program, in cooperation with the relevant government agency.

- .11 The Village of Buena Vista will ensure through the development permit process, that guidelines and bylaws provide appropriate measures when development is proposed on hazardous lands such as slopes or in flood prone or potentially flood prone areas.

- .12 To reduce the threat of flooding, in evaluating all development proposals within the Plan area where it is believed there may be some potential harmful impact on neighbouring watercourses, the developers shall be required to:

- a. Provide details of the anticipated increased runoff from land clearing and site development;
- b. Outline a program of storm water retention by which an increase in site runoff from the subject parcel may be prevented or minimized, and water quality and quantity improved; and,
- c. Undertake any other environment impact assessments or geotechnical studies as may be required.

- .13 No alterations or additions shall be performed on existing buildings or structures contained within the 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

- .14 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 increases 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.

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

.16 The Village of Buena Vista, 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 borne 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

.17 In keeping with sustainable and environmentally responsible development the Village shall:

- a. Require all development adjacent to the lakeshore and the municipal and environmental reserves to be reviewed by the Village of Buena Vista, and if required, the Water

Security Agency, the Ministry of Environment, and Department of Fisheries and Ocean should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat;

- b. Work with all levels of government and developers to ensure that any impacts are minimized; at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities;
- c. Identify areas that should be set aside for retention as riparian areas to have minimum disturbance to protect fish habitat and avoid nutrients and waste entering the lake;
- d. Recommend buffering of the shoreline where possible to promote retention and stability of the shoreline;
- e. Take a lead role in educating all residents and visitors of the best management practices available to ensure natural habitat and recreational use. In this regard, Council should recommend the guidelines laid out in *The Shore Primer*⁴ prepared by Fisheries and Oceans Canada; and
- f. When the opportunity for infill or redevelopment occurs, apply the best management practices that encourage existing uses to apply these standards when landscaping or rebuilding adjacent to the lakeshore and other riparian area.

Wildfire Hazard Areas

.18 As per the *Statements of Provincial Interest*, development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. Precautions may include those intended to help protect property from the damage of wildfires that may ignite in or around the Village of Buena Vista. Previous

⁴ <http://www.dfo-mpo.gc.ca/Library/337927.pdf>

wildfire hazard areas in the region are identified on the reference map in Appendix “B3.”

3.8 Residential

The current residential make up of Buena Vista includes permanent and seasonal residents. Housing styles vary though predominantly consist of single detached dwellings. It is recognized by the Village that there is opportunity to attract and accommodate other types of residential including higher density, age specific, and rental.

Objectives

- To provide for a broad range of household types and income groups including seniors.
- To accommodate residential development in a phased and sustainable approach.
- To mitigate negative impacts between varying densities of residential development while providing, where possible, an appropriate mix of residential forms within neighbourhoods.

Policies

- .1 A variety of housing styles and choices of lots sizes shall be encouraged to provide greater housing alternatives in the Village.
- .2 The Village shall continually monitor housing demand and supply to ensure that lands required to meet future housing needs are provided within the Future Land use Map in Appendix “A.”
- .3 Planning for new growth shall make provision for affordable housing, which may be achieved through any of the following:
 - a. Affordable ownership housing;

b. Purpose-built affordable rental units;

c. Secondary suites; or,

d. Setting aside land for development by a not-for-profit housing provider.

.4 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.

.5 In areas where land is re-developed or in-filled 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 and lake, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

.7 Senior’s housing development is encouraged and may include homes with smaller yards, bungalows, Bareland condominiums, and other types of high density housing.

.8 Adequate provision and location of amenities such as parks, trails, and recreational amenities will be integrated with residential areas.

.9 Home-based businesses will be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit and compatible with the surrounding residential nature of the community.

3.9 Cottage Commercial and Industrial Development

The Village of Buena Vista has identified opportunities to enhance its economic base including cottage commercial and industrial developments such as gas stations, convenience stores, restaurants, storage, and light industries. This type of development would be most suitable off of Highway #54 on top of the hill as illustrated on the Future Land Use Map (Appendix “A”).

A Look Forward: Cottage Commercial and Industrial Development

.3 The Village shall encourage natural buffers or similar physical barriers such as landscaping, so as to separate the commercial operations from neighbouring non-commercial uses.

.4 Cottage commercial development shall comply with the following criteria:

- a. Where applicable provision is made for public access to the lake; and,
- b. Where marinas are proposed, an environmentally secure sewage pump out station and holding tank shall be required to enable boats to dispose of on-board sewage and to protect water quality in Last Mountain Lake.

.5 New sites for designated cottage commercial shall be required to meet the following criteria:

- a. The use shall have access to a major road;
- b. The use shall not generate traffic onto residential streets;
- c. The use shall not generate or result in excessive noise, dust, odours, noxious fumes, or have similar negative impacts on adjacent properties; and,
- d. The site is to be developed in keeping with the character of surrounding uses and in accordance with the remainder of the policies of this Plan.

.6 Council shall apply the following criteria when establishing cottage industrial designations within the Village:

- a. The site is serviced with municipal water and sewer;
- b. Where possible traffic should be directed away from residential areas;
- c. The use does not detract from the amenities of the area; and,

Objectives

- To enhance the vitality of the Village through meaningful commercial development while maintaining the community's character.
- To provide attractive, diverse, and stable economic base for Buena Vista.
- To provide support for cottage and light industrial activities and developments.
- To minimize the detrimental effects of industrial activities on the natural environment and surrounding areas.

Policies

- .1 Off-street parking requirements may be relaxed or waived subject to availability of public parking, and the provision of facilities for pedestrians, vehicles, public safety, and aesthetics and visual stimulation.
- .2 The Village shall ensure all new cottage commercial development provides for necessary upgrading of municipal services including roads, bicycle paths, pedestrian sidewalks, trails, and utilities.

- d. All requirements of relevant governmental agencies are met.

Section 4: Special Planning Areas

The Village maintains positive working relationships including consultations and coordination with Federal and Provincial departments regarding matters that may impact lands within the community. This also includes working cooperatively with First Nations respecting proposed developments on Treaty Land Entitlement lands. This section includes policies regarding lands that are governed by other jurisdictions and opportunities where cooperation may be established.

4.1 Crown Lands

Objectives

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

- 1. Crown Lands are defined in *The Provincial Lands Act and Regulations*. Crown lands include agricultural lands and environmentally sensitive lands including, waters or watercourses, easements, resources such as forest, mines and minerals.

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

3. Crown Lands, just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007* and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial, and Regional Parks. Municipalities must work with the Ministries to develop complementary planning on these lands.

Special Planning Areas: Crown Lands

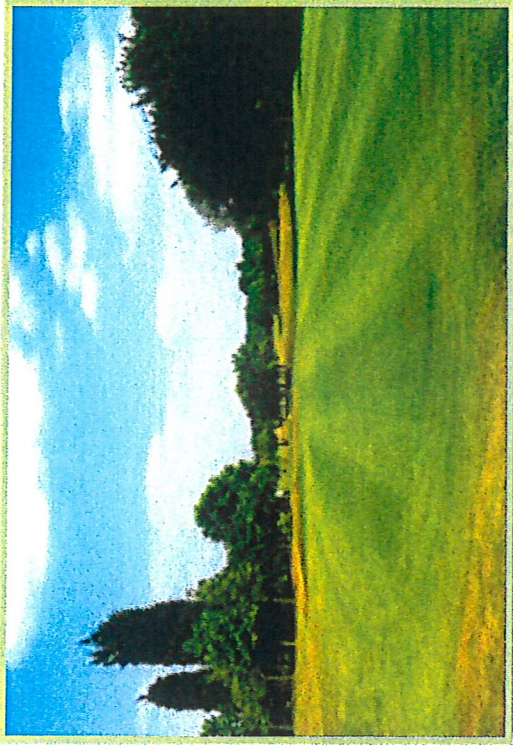


4.2 First Nations Cooperation and Treaty Land Entitlements

Objectives

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

Special Planning Areas: First Nations Cooperation and Treaty Land Entitlements



- .1 Where land within the municipality has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement process (TLEFA) or the Specific Claims process, to encourage compatible development, Council will offer to meet with the Band Council of the First Nation proposing the reserve to discuss, and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest.
- .2 The Village may participate in the Inter-Municipal Utilities Committee (IMUC) with neighbouring municipalities and First Nations communities to participate in discussions regarding land use planning, economic development, health, environment, tourism, infrastructure, service delivery, and other opportunities.

Section 5: Administrative Tools

5.1 Action Planning

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

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. An Action Plan Table for Buena Vista has been included in Appendix "C" to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require the action items to be prioritized. These items should be reviewed regularly to monitor progress and to determine if changes are required.

5.1.1 The Plan Guides Action

As a statutory document for guiding development and land use in the Village, the Plan gives direction to Council on their day-to-day decision-making. The Plan's land use policy areas illustrated on the Future Land Use Map in Appendix "A" provide geographic references for the municipality's policies. If the Village is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- Municipal bylaws and public works will conform to this Plan;
- The decisions and actions of Council and Municipal Administration, including public investment in services,

service delivery and infrastructure, will be guided by this Plan; and,

- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals, and objectives of this Plan.

Administrative Tools: Action Planning

5.1.2 The Future is a Shared Responsibilities

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

5.2 Implementation and Monitoring

5.2.1 Planning Tools

This section outlines the variety of traditional tools the municipality has available to make things happen. The *Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review process to ensure that the Plan is effective over the long term.

5.2.2 Definitions

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

5.2.3 Adoption of the Official Community Plan

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

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the 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 municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in Appendix “A”. This map is intended to illustrate the locations of the major land use designations within the Village of Buena Vista. This map should not

be interpreted in isolation without consideration of the balance of the Official Community Plan. The land

use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

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 municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

5.2.4 Contract Zoning

For the purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a re-zoning agreement, to have an area of land re-zoned to permit a specified proposal, the Council may enter into an agreement with the person outlining:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
 - i. The uses of the land and buildings or the forms of development; and
 - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture, or type of materials and architectural detail.
- c. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and

Administrative Tools: Implementation and Monitoring

- d. A condition that, on the re-zoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and the time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions on entering into a re-zoning agreement. The following are additional guidelines:

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

5.2.5 Concept Plans

Concept plans represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and,
- Provide design features for special purposes such as landscaping, buffers, and open space, pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, and any part of a concept plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

5.2.6 Comprehensive Development Reviews

A Comprehensive Development review may be completed by the developer prior to presenting it to Council proposing to rezone, land for multi-parcel (greater than 4 parcels) residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of, and access to, major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial); and,
- 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 municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

5.2.7 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 Village to identify lands affected by flooding or slope hazards, endangered species habitat, heritage resources, potable water supply septic management, the potential for ground and surface water pollution and any general health risk to health and the environment.

5.2.8 Public Works

The capital works program and public improvements of the 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.

5.2.9 Design Standards and Guidelines

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

5.2.10 Development Levies and Agreements

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *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 provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of 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 fees.

5.2.11 Servicing Agreements

Council may establish a separate fee bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, to ensure that new subdivisions are developed to standards of the municipality and to address other concerns specific to the proposed subdivision.

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. The municipality may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

5.2.12 Subdivision Process

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

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

5.2.13 Monitoring and Performance

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

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Village. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

5.2.14 Amendment

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The 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 Plan and the future development of the Village shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the municipality.

Appendices

Appendix “A” – Village of Buena Vista Future Land Use Map

Appendix “B” – Village of Buena Vista Reference Maps

Appendix “C” – Preliminary Action Plan

Appendix “C” – Preliminary Action Plan

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

Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline i.e. immediate, mid-term, 10+years	Current Status	Reporting Period Status Update (Typically annually)
3.1 General Development Land Use					
✓					
✓					
3.2 Community and Regional Sustainability					
✓					
✓					
✓					
3.3 Lakeshore Development					
✓	To investigate the possibility of a Marina along Last Mountain Lake	.8			
✓					
✓					

3.4 Greenways, Trails, and Heritage

- ✓ To conserve Colvin’s Coulee and link trails to the Lake.
- ✓

	.8				

3.5 Recreation

- ✓
- ✓
- ✓

3.6 Infrastructure and Public Service Lands

- ✓ To undertake a drainage study.
- ✓
- ✓

	.10, .11				

4.7 Natural Environment Hazardous Conditions

- ✓
- ✓
- ✓

3.8 Residential

- ✓ To undertake a Housing Plan to identify and attract new residential development.
- ✓
- ✓

	all				

3.9 Cottage Commercial and Industrial

- ✓

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✓

✓

4.1 Crown Lands

✓

✓

4.2 First Nations Cooperation and Treaty Land Entitlements

✓

✓

