Northern Village of Sandy Bay
Official Community Plan
A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN

BYLAW NO.____

The Council of the Northern Village of Sandy Bay, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

(1) Pursuant to Section 29 of The Planning and Development Act, 2007 the Council of the Northern Village of Sandy Bay, hereby adopts an Official Community Plan, identified as Schedule “A” to this bylaw.

(2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule “A” which is attached to and forms part of this bylaw.

(3) This bylaw shall come into force and take effect upon approval of the Minister of Municipal Affairs.

(4) The Basic Planning Statement (Bylaw No. 43) and all amending bylaws to the Basic Planning Statement are hereby repealed.

Read a first time the ____day of __________, 20__.
Read a second time the ____day of __________, 20__.
Read a third time the ____day of __________, 20__.
Adoption of this Bylaw this ____day of __________, 20__.

_______________________________________
Mayor
(Seal)

_______________________________________
Administrator

_______________________________________
Professional Planner

Certified a True Copy of the Bylaw adopted by Resolution of Council on the ____ day of __________, of the year 20__.

_________________________        ___________________
(signature)                    (date)
# Bylaw Amendment Summary

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Northern Village
of
Sandy Bay

Official Community Plan

Schedule ‘A’ to
Bylaw No. ___
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1 INTRODUCTION

This Official Community Plan (OCP) is adopted by the Northern Village of Sandy Bay, in accordance with sections 29 and 35 of The Planning and Development Act, 2007 (PDA) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the community limits. This Plan is designed to assist decision-makers in reaching community goals, as well as evaluation of the effects of past decisions and potential impacts of future development.

The Northern Village of Sandy Bay has developed this OCP through a process of engagement, developing policies that will inform future land use decisions and development to shape growth in the community as envisioned by this planning process.

This document reflects the current community attitudes and the 14 Statements of Provincial Interest (SPI), structuring this plan in a way that the policies contained within will provide continuity and compatibility in land use. This OCP is prepared in a way to offer developers and residents certainty about how Sandy Bay wishes to grow, and ensures that community needs will be met when this occurs.

‘The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development of the municipality or any part of the municipality’
~ s.31 Planning and Development Act, 2007

This OCP is divided into sections with maps illustrating area designations both within and at the end of this document. The sections are as follows

1 GUIDING PRINCIPLES - introduction to the foundations of this Official Community Plan, providing general guidance and information.

2 PLANNING CONTEXT - the municipal vision, objectives and authority for future land use and development decision-making in the municipality.

3 BACKGROUND - local history, demographic makeup, and geographic context that influence land use planning in the municipality.

4 FUTURE LAND USE - policy directions provided for all areas of the municipality including, but not limited to: Residential, Economic Development, Recreation and Tourism, Heritage and Culture, Inter-municipal Cooperation, Public Safety, Biodiversity and Natural Ecosystems, Public Works, Water Systems, and Transportation.

5 PLAN IMPLEMENTATION, TOOLS, MONITORING AND AMENDMENT - the tools and legislative supports available for Council to administer this OCP.
2 GUIDING PRINCIPLES

The following land use principles are the foundation to guiding the direction of, and implementation of this OCP. Applying these land use principles ensures orderly and sustainable development while minimizing adverse conflicts in land uses, and strain on municipal services or the natural environment.

The exercise of land use planning is a shared responsibility among provincial and municipal governments, as well as individuals. Strong communities embrace the principle of shared responsibility where all share the task of stimulating and sustaining the environment and economy. Through partnership and cooperation, individuals and governments are collectively accountable for decisions and actions that affect the interconnected areas affecting quality of life. These guiding principles are broad statements that assist decision-makers throughout the process of considering both local and regional choices.

2.1 BALANCE OF INTERESTS AND FLEXIBILITY

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social, and economic environments. There may be situations where competing interests prompt negotiations and compromises between stakeholders, Council is committed to working with the Province and will apply this process to determine an outcome that is in the best interest of the community region, and province.

2.2 SUSTAINABILITY

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

2.3 PROVINCIAL-ABORIGINAL-ÉTIS INVOLVEMENT

Sandy Bay is committed to working with the Province of Saskatchewan and with Aboriginal and Métis peoples that are part of the northern community. The Village recognizes the provincial legal ‘Duty to Consult’ on actions and developments that may impact Aboriginal Treaty rights as defined by Treaty 10 and the Constitution Act, 1982. The Northern Village of Sandy Bay actively cooperates with governments, municipalities and First
Nations, and Métis when determining land use planning and development to the mutual benefit of the parties.

2.4 MUTUAL RESPECT

Mutual respect between stakeholders is fundamental to good planning. Differences in status, culture, tradition, social, economic views, and values must be respected as planning together is undertaken to improve the community. The needs and views of all people must receive mutual respect as Council and public work together in the management of common resources and the development of economic, social, and environmental opportunities.

2.5 COOPERATION

Cooperative planning maximizes the strengths of local people and resources. Planning through collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibilities and wealth. The Northern Village recognizes the benefit of teamwork and is committed to working with partners towards a better future for all.

2.6 CONSULTATION

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

2.7 INITIATIVE AND ENTERPRISE

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development that will support and promote individual businesses. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner but will also not hastily agree to development until all interests are reviewed. Council will negotiate service agreements in a spirit of fairness with developers to ensure that the cost of development is borne by those who benefit.
2.8 LEARNING AND INNOVATION

Effective and positive planning processes involve local learning and skill-building experiences. The Northern Village is actively engaged in gathering and understanding community planning information to produce informed land use and development decisions. Innovative solutions for planning challenges will be sought to create successful developments and Sandy Bay Council encourages community participation and consultation to achieve these results.

2.9 STATEMENTS OF PROVINCIAL INTEREST

The SPI identify provincial policies for land use and provide direction to communities for orderly and responsible development. The OCP will address the SPI to ensure community and provincial priorities are aligned; facilitate economic growth and development, provide consistent development processes, a sustainable environment built upon the foundations of local social and cultural values.

*Figure 1: Statements of Provincial Interest Subjects*

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

3.1 MUNICIPAL VISION

The Northern Village of Sandy Bay envisions a safe community where residents have suitable housing and a variety of employment opportunities. Sandy Bay strives to develop their community to accommodate new business and residential growth. The Northern Village aims to maintain, and further encourage tourism and resource related commercial sectors.

3.2 COMMUNITY GOALS

The following statements provide focus for this OCP and the policies contained within, as they relate to development within the municipality. The goals are not ranked by priority but collectively represent the future aspirations of the Northern Village of Sandy Bay.

» Provide a healthy and safe community for all residents where today’s quality of life will be enjoyed in the future.

» Provide housing for all residents, offering choice of housing type appropriate to the lifestyles of residents.

» Ensure growth and development occurs in a way that preserves and protects natural resources for present and future generations.

» Ensure suitable land is available for future development.

» Establish and maintain access to a range of services and facilities to meet the needs of the residents.

» Encourage diversification of the local economy and support the creation and expansion of small to large scale businesses.

» Facilitate positive relationships and open communication with neighbouring communities such as Pelican Narrows and the Peter Ballantyne Cree Nation (PBCN) to enhance the development of the region.

» Continue to encourage communication with PBCN concerning Treaty Land Entitlement selections and Reserve creation within the community.

» Provide a range of recreation and tourism related activities for residents and visitors to enjoy.

» Work with provincial ministries to ensure adequate and safe access to the community via land and air.

3.3 AUTHORITY AND MANDATE
Section 32(1) of the PDA states:

‘An Official Community Plan must incorporate, insofar as practical, any applicable provincial land-use policies and statements of provincial interest.’

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

a. ‘sustainable current and future land use and development in the municipality;
b. current and future economic development;
c. the general provision of public works;
d. the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
e. the management of environmentally sensitive lands;
f. source water protection; and

g. the means of implementing the Official Community Plan...

Section 32(3) of the PDA states that an Official Community Plan may also:

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

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**Legislative Framework**

*The Planning and Development Act, 2007*

*The Subdivision Regulations*

*The Dedicated lands Regulations, 2009*

*The Statements of Provincial Interest Regulations*
4 BACKGROUND

4.1 THE REGION

The Northern Village of Sandy Bay encompasses 1338 hectares (3305 acres) of land in northeastern Saskatchewan within the Churchill River system, at Wasawakasik Lake. The Northern Village is a remotely located community with a 2011 Statistics Canada Census population of 1233 people. The City of Prince Albert is the closest large city centre to, at 457 km away. The Town of Creighton and the City of Flin Flon, Manitoba serve as regional service centres for Sandy Bay residents. Creighton is 188 km away with Flin Flon, Manitoba 4 km further east from Creighton. Residents of Sandy Bay travel to the regional centres for commercial and retail purchases, more extensive medical treatment, and other recreational opportunities that Sandy Bay cannot offer.

Figure 2: Sandy Bay Regional Context

The Northern Village is located within the natural region of the Canadian Shield. The Shield is made up of very thin soil on top of bedrock with visible bare outcroppings of rock. In the lowlands of the Shield, there is dense soil not suitable for forest growth, supporting marshes and bog lands or muskeg. The bedrock outcrops and areas of muskeg present growth and development challenges to the Northern Village.
4.2 ACCESS AND TRANSPORTATION

The Northern Village of Sandy Bay can be accessed by car, bus or plane. The most common mode of travel to Sandy Bay is by car on the gravel surface Highway 135. Saskatchewan Transportation Company offers bus service to and from the community. It takes an average of 6 ½ hours to get to Sandy Bay from Prince Albert and 2 ¾ hours from Creighton. Sandy Bay also has an airport which has a treated gravel runway. Charter planes, air ambulances and charter flights to and from mines regularly operate out of the airport. Another form of air travel is float planes which are used for outfitting, private charters, and for emergencies.

4.3 COMMUNITY GROWTH

The Northern Village of Sandy Bay was originally settled downstream along the Churchill River at Wasawakasik Lake. Original residents were encouraged to move upstream to be closer to the proposed site of Island Falls Generation Station (now the SaskPower Hydroelectric Station) in the late 1920s. The residents of Sandy Bay provided labour for the construction of the station, which today supplies power for mineral exploration and extraction near Flin Flon, Manitoba. The development of the station and the in-migration of non-aboriginal people have had impacts on traditional Aboriginal lifestyles and activities. In 1966, many Island Falls residents moved to Sandy Bay for employment when the station switched to automation and no longer required labourers.

With the increase in population, Sandy Bay was able to become a local community authority, which allowed residents to provide input on the governance of the community. In the 1980s Sandy Bay grew in population and infrastructure enough to be granted village status, thus allowing residents to elect a Council and establish self governance.

In 1993, the Peter Ballantyne Cree Nation (PBCN) signed a Treaty Land Entitlement (TLE) selection. The subsequent entitlement selection allowed PBCN to acquire municipal land for the band’s local members. The selected lands within the Northern Village limits have been granted reserve status, and other lands have been transferred into PBCN ownership. Dialogue continues between all levels of government and PBCN for further selection processes.
4.4 POPULATION DEMOGRAPHICS

As shown in Figure 3: Northern Village of Sandy Bay Population 1986 - 2011, the Northern Village of Sandy Bay has a 2011 Statistics Canada Census population of 1233, growing at a growth rate of 5% from the previous Census in 2006. The growth rate has been slowing, from a rate of 25% in the period between 1991 and 1996, 14% in the period between 1996 and 2001, and 8% in the period between 2001 and 2006.

Figure 3: Northern Village of Sandy Bay Population 1986 - 2011

(Statistics Canada)

A low 1.0% projected growth rate estimates the population of the community to increase to 1,424 residents by the year 2025. Should the community grow at a moderate rate that follows the trend of decreasing growth rates and is comparable to communities of similar size and location, the Northern Village could have a population of 1,702 by 2025. Should growth continue at 5%, the population could reach 2,447 by 2025. Projections are located in Figure 4: Northern Village of Sandy Bay Population by Age and Sex.

Northern Village of Sandy Bay is characterized by a young, growing population (Error! Reference source not found.). Over half (55%) of the population is under 20 years of age and the median age is 17. To retain and plan for the appropriate amenities for this segment of the population, housing and employment needs will need to be addressed, accommodating the changing demographics and housing type needs. Current infrastructure will need to be continuously reviewed to ensure that the diversity of economic and shelter needs of residents are met.
Figure 4: Northern Village of Sandy Bay Population by Age and Sex

Figure 5: 2025 Population Projection

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4.5 MUNICIPAL CONSTRAINTS

The physical terrain of a region can present both opportunities as well as challenges for planning the future land use of a community. The Northern Village of Sandy Bay is constrained like many northern Saskatchewan communities due to the local geology. The community is located on the Canadian Shield where rock outcrops with low lying lands and muskeg make cost-efficient infrastructure expansion difficult. The physical constraints discussed in this section, illustrated in Figure 6: Northern Village of Sandy Bay Constraints, present the most significant influence on development decisions to facilitate community growth.

Wasawakasik Lake is a barrier to westward expansion with the additional constraint of flood-prone and low lying areas along the shoreline that fall within the 1:500 flood hazard elevation. Further analysis must be performed in these areas to inform decision-making for development and subdivision proposals to ensure the ability to provide municipal services and protect persons and property.

A decommissioned lagoon is located on Parcel U1 Plan 80PA067 in the northeast area of the municipality (Figure 6: Northern Village of Sandy Bay Constraints). Development potential on this parcel is limited due to the impacts of contamination from the former use as a sewage lagoon but is ideal for development as recreation and park space or possibly mobile home development. This is discussed further in section 5 FUTURE LAND USE.

A constraint to continuous southward expansion on Parcel P Plan 92PA05771 at the location of the old landfill site, as seen on Figure 6: Northern Village of Sandy Bay Constraints (inset). This landfill has been properly decommissioned and capped, and will be reserved for recreation and park uses.

Wapaskokimaw Indian Reserve lands within the municipality will also impact the extent that development can occur in some areas, particularly to the north. Parcel W Plan 94PA00992 is a large land area in the northernmost part of the community that is part of the Wapaskokimaw Indian Reserve. As will be discussed in section 5.1 RESIDENTIAL DEVELOPMENT, the location of this reserve will require that Sandy Bay direct residential growth southeastward from the already built up area of the community. Northward expansion is further constrained by the presence of bedrock and muskeg on Parcel N Plan 92PA05771 adjacent to the built up area, yet this parcel may offer possibility for future expansion if adequate investigation is performed. This is discussed further in section 5 FUTURE LAND USE.

With the constraints identified here it is necessary to employ innovative solutions and include PBCN and appropriate government ministries in discussion to plan for the most efficient servicing infrastructure, programming and negotiation of servicing or contribution agreements.
In addition to the physical constraints discussed here, the Northern Village also has the potential to contain heritage sensitive sites extending the extent of the shoreline. There is archaeological and palaeontological interest in an area that extends 250 metres from shoreline areas where settlements have historically occurred. This is identified as heritage sensitive on Figure 6: Northern Village of Sandy Bay Constraints. In these areas, consultation with appropriate government ministries before development will ensure that important sites to the heritage and culture of the province are identified and preserved.
Figure 6: Northern Village of Sandy Bay Constraints
4.6 PROPERTY OWNERSHIP

The Northern Village of Sandy Bay boundaries extend across a large land area following the eastern shoreline of the Curchill River. A majority of the land within the municipality is undeveloped land, and owned by the municipality. The Northern Village also has title to a majority of the larger parcels of land within the built up area and the dedicated municipal or public reserve parcels between the shoreline and developed lots.

The largest landowner within Sandy Bay, not including the municipality is the Crown corporation, Saskatchewan Housing Corporation (SHC), with title to 100 lots located across the entire built-up area of the community.

Private ownership within the community totals just 68 lots, primarily residential in use, with a few larger parcels under private ownership for commercial or other uses. The Peter Ballantyne Land Holdings Company Inc. holds title to 6 sites.

The Northern Lights School Division #113 owns 18 sites in the community including the school and a number of teacherages. Other land owners in the community are the federal government (RCMP detachment and residences), the Province of Saskatchewan, and Saskatchewan Telecommunications.

The Province owns three parcels in the Northern Village. Parcel D Plan 78PA11294 belongs to the Ministry of Government Services and is where the Health Centre is located. The other two parcels under provincial ownership are administered by Ministry of Environment (ENV) with Parcel E Plan 81PA01669 at one time being used for the fire cache and the use since discontinued, and Parcel N Plan 92OPA05771, surrounding the old lagoon site, remaining undeveloped with significant tree cover. With the proximity to the existing, serviced, built up area of the community, the Northern Village has interest in the future of Parcel N. Should Parcel N prove developable, and ENV chooses to develop or dispose of this land, this OCP and Zoning Bylaw will support residential and commercial development of this area.

A large number of lots, including Parcel W Plan 94PA00992 are part of the Wapaskokimaw First Nation Reserve, within the municipal boundary. A total of 43 sites within the municipality are a part of the Reserve, and excluded from this bylaw and the Zoning Bylaw, but subject to Service Agreements with the Northern Village. Selection processes under the Treaty Land Entitlement Act are still ongoing.
5 FUTURE LAND USE

The OCP provides a general guideline for future land use in the Northern Village of Sandy Bay. This section designates land use patterns for the Northern Village and specific policy areas. Map 1: Northern Village of Sandy Bay Future Land Use reflects existing land use patterns as well as designating future land use areas. The designation of land use reflects the Northern Village’s perspective on community development and provides a framework for decision making.

Map 1: Northern Village of Sandy Bay Future Land Use reflects the recommended future land use for the Northern Village of Sandy Bay. The map is intended to be general in nature. Minor amendments to the accompanying Zoning Bylaw may be made as long as they do not contravene the intent of, and the policies noted in this OCP.

The designations and the objective of each future land use area are as follows:

RESIDENTIAL - existing areas of residential development, land to be subdivided for residential development, and land intended for future residential growth.

RECREATION AND PARK - existing and future areas of municipal reserve, environmental reserve, and other recreation areas.

COMMERCIAL - existing and future areas of commercial development.

INDUSTRIAL - existing and future areas of industrial development.

COMMUNITY SERVICE - existing major institutional uses, community facilities, and public works.

FUTURE DEVELOPMENT - land that may not be feasibly developed without substantial infrastructure expansion or the prior development of other lands. Existing uses may be accommodated; however, no permanent development is desired that may jeopardize the future development of the land for urban expansion. Generally land will be rezoned only after the appropriate infrastructure installation and approval of a development concept by Council.

Current conditions in the Northern Village, as well as the capacity of the municipality need to be considered together when making decisions for the location of future development. Engineering and soil studies have been completed in the past that identify locations with suitable conditions for development, including consultation for lot development cost and servicing feasibility. Using existing studies as a starting point to guide concept and site planning will allow the orderly and planned development of Area A that accommodates residential and low intensity commercial uses while anticipating and mitigating potential conflicts between different users and uses.
The capacity of water and sewer systems are an important consideration when making decisions about the location of future subdivision. Beyond the studies already completed for future development in the community, the Northern Village may explore the feasibility of developing parts of Parcel N Plan 92PA05771 where bedrock is not present and investigation of muskeg depth proves feasible and cost-effective for fill-treament in preparation for site development. This is likely most feasible following the lands surrounding the old lagoon road on Parcel U1 Plan 80PA06796.

**Future Development Areas**

*Map 1: Northern Village of Sandy Bay Future Land Use* provides a visual representation of the information presented in this section. Other maps, such as *Exhibit 1: Northern Village of Sandy Bay Current Land Use*, and *Exhibit 2: Northern Village of Sandy Bay Aerial* offer illustration and context for land uses. Future land use areas are indicated on *Map 1: Northern Village of Sandy Bay Future Land Use* as a generalized guideline that will ensure that all future uses have a place to grow. The areas indicated on this map will need further analysis to develop subdivision and concept plans that provide for adequate separation between incompatible uses and efficient servicing patterns. Compatible mixed use development throughout the built up area is a positive strategy for the Northern Village to respond to demand for lots as it arises, and foster vibrant neighbourhoods that serve the needs of all users.
**Area A**, as shown on *Map 1: Northern Village of Sandy Bay Future Land Use* is identified using existing studies that assess the suitability of this area as a starting point to guide concept and site planning. In close proximity with already serviced areas of the community, this area is most ideal for both residential and general commercial growth to be directed, and services extended economically. Demand for residential subdivision is not expected to require the entire land area of **Area A** and mixed use with compatible commercial development will be encouraged. Providing flexibility in the shape that future development takes in this area will allow the Northern Village to accommodate a variety of development proposals that support both residential and economic development goals of the community.

**Area B**, as shown on *Map 1: Northern Village of Sandy Bay Future Land Use*, is identified as the area most appropriate to direct industrial and compatible, more intensive commercial development. This area will be planned in a way that municipal services can be extended through the phased development of future land use areas, **Area A**, and **Area B**.

**Area C**, as shown on *Map 1: Northern Village of Sandy Bay Future Land Use*, will be reserved for low-impact recreation uses to provide for future recreation development. Should this area be identified in the future for residential expansion or other development, extensive testing of this site and preparation that meets statutory requirements will need to be undertaken.

The future development areas, **Area A**, **Area B**, and **Area C** are explained in more detail in the following sections.
5.1 RESIDENTIAL DEVELOPMENT

Statistics Canada 2011 Census data counts a total of 256 private dwellings occupied by usual residents in the community. Single detached dwellings account for a majority of the total housing stock that contains these dwellings at a 77% share of the buildings by type. Mobile homes make up 8% of the housing type available, and 9% are semi-detached type dwellings. 4% of housing is in the form of apartments and the remaining 2% are duplex style dwellings (see Figure 8: Northern Village of Sandy Bay Housing Stock by Type).

The average household size in the Northern Village, according to Statistics Canada 2011 Census data and the Ministry of First Nations and Métis Relations 2012 Community Profile, was 4.9 persons. This number is higher than the northern Saskatchewan (Census Division No. 18) average of 3.7 persons per household, and nearly double the provincial average of 2.4 persons. In addition to the poor state of repair of housing in the community, Figure 9: Sandy Bay vs. Province Housing State Indicators shows that the Northern Village has higher than provincial average overcrowding and low ownership rates.
There are some serviced vacant lots available for development within the community, shown on Figure 10: Northern Village of Sandy Bay Vacant Lots. It is estimated that at least 54 new dwellings will be required in the next 10 years to meet population growth demand, and existing vacant lots can fill some of this future need. Increasing the diversity of housing types in the community, and increasing the availability of multi-unit dwelling options for smaller family units and singles can offer affordability and relief for overcrowding in homes. Encouraging higher density land-use in combination with the single family dwelling and duplex style dwellings will ensure residents at all life-stages and income levels are able to obtain adequate, affordable, and appropriate housing in the community.

When infill development no longer meets the demand for residential lots, new subdivision will be supported and encouraged by the Northern Village in the future land use areas. Every opportunity will be taken to expand servicing into these areas using the variety of tools available to the municipality such as Servicing Agreements.
Figure 10: Northern Village of Sandy Bay Vacant Lots
AREA A (see Map 1)

The Northern Village of Sandy Bay is a community that is expected to grow moderately in the next 15 to 20 years. To accommodate this growth following population estimates provided in, the Northern Village will not require vast expanses of land to provide adequate, affordable and appropriate lots for future development. Existing surveys completed by certified engineers provide a guideline for where it is most cost effective to direct future development. These survey concepts indicate that Area A in the northern portion of Parcel P Plan 92PA05771, as indicated on Map 1: Northern Village of Sandy Bay Future Land Use, once it is confirmed suitable with additional assessment, is the most feasible land to next be subdivided, efficient to provide services to, and be developed in Sandy Bay. Surveys indicate that approximately 100 lots are possible to be developed in the 20 year design period of the concepts, and are viable for extension of servicing.

Overcrowding, future residential growth and housing diversification may be accommodated with prioritization of residential development in Area A, as shown on Map 1: Northern Village of Sandy Bay Future Land Use. Development of Area A may be facilitated by the completion of the surveyed, and yet to be developed, southern portion of Hay Meadow Avenue extending from Sandy Bay Street along the eastern boundary of Parcel PR6 Plan 81PA01669, and Parcel PR5 Plan 85PA24914 to meet with the junction of Burntwood Street and the developed portion of Hay Meadow Avenue. Figure 11: 2001 Servicing (Engineering) Concept shows potential servicing concept for a first phase subdivision of Area A.

The desire to develop a mobile home court in the community has been expressed by residents and Council as preferred action to diversify housing choice and increase the affordable housing stock in the community. The development of a site for a mobile home court, upon approval by Council may be best accommodated within Area A, as shown on Map 1: Northern Village of Sandy Bay Future Land Use.

Alternatively, other areas of the municipality may offer cost-effective options for residential growth and lot development. One area that may be explored for development potential is Parcel N Plan 92PA05771 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial. This area, located north of the junction of 1st and Tower Streets, is provincially owned and administered by ENV. Residential expansion would be a preferred use of this area, which has an existing, un-surveyed road that extends north to the Wapaskokimaw First Nation Reserve on Parcel W Plan 94PA00992. The lands identified here have potential for extending cost efficient municipal servicing should ENV decide to develop or dispose of part or all of this land.

Mixed uses, both residential and appropriate commercial uses, are encouraged in Area A to create vibrant, efficient and safe neighbourhoods.
5.1.1.1 OBJECTIVES

1) Support access to appropriate, affordable and adequate housing for all residents.
2) Ensure sufficient and suitable land is available for future residential development.
3) Provide for the timely, efficient, and orderly planning of serviced residential lots that meet growth demands.
4) Collaborate with affordable housing providers, government ministries, and support affordable housing programs.
5) Encourage compatibility of land uses and development decision-making with existing and new Wapaskokimaw First Nation Reserve lands within the municipality.
6) Support development of higher density housing options, efficient land use and municipal services.
7) Ensure the municipality, as a developer, recovers the cost of developing new residential subdivisions.

5.1.1.2 POLICIES

1) Council will monitor the availability of residential lots to ensure adequate supply to respond to demand in the Northern Village.
2) Council consideration of residential development proposals will include:
a. the compatibility of adjacent land uses;
b. the available stock of surveyed lots;
c. protection and dedication of environmentally sensitive areas;
d. protection of persons and property from development of hazardous lands;
e. capacity of the Northern Village to provide cost-effective municipal services;
f. resulting and cumulative impact on financial and capital planning;
g. zoning, subdivision design, street layout, and site planning; and
h. the use of natural topography and drainage patterns to minimize the cost and risks associated with surface water drainage and flooding.

3) Mobile homes will be accommodated in residential areas in the Zoning Bylaw and be encouraged as infill development in low-lying areas, on lots with smaller frontages and in naturally constrained areas.

4) **Area A** on **Parcel P Plan 92PA05771** as shown on **Map 1: Northern Village of Sandy Bay Future Land Use** will accommodate future residential development, based upon approved plans of subdivision, that meet all requirements of this OCP and the Zoning Bylaw.

5) Development of **Area A** will be regulated by Servicing Agreements and include provisions for the development of the surveyed but undeveloped portion of Hay Meadow Avenue.

6) Council will ensure, through Servicing Agreements that all new residential subdivisions contribute to the necessary upgrading of municipal services, including but not limited to roads, pedestrian paths and utilities.

7) At its discretion, Council will permit home-based business and bed and breakfast operations in residential areas, when it is demonstrated that they contribute to and are consistent with the character of the area, and adhere to all regulations in the Zoning Bylaw.

8) Council will identify and pursue government, and other programs for funding to contribute to, and support residential lot development and related growth in the community.

9) Council will work with Saskatchewan Housing Corporation and other appropriate provincial and federal agencies to support housing programs and increase the stock of affordable housing in the community.

10) Should proposals document demand for un-serviced rural residential lots, Council may amend the Zoning Bylaw to permit and regulate the orderly development of lakefront and rural residential lots outside of the existing built up and serviceable area.
5.2 ECONOMIC DEVELOPMENT

This OCP will support a foundation for sustainable growth within Sandy Bay that includes a viable and vital commercial base that capitalizes on available opportunities, fosters economic growth, and satisfies the needs of the local population.

The Northern Village is home to a number of smaller businesses that offer residents day-to-day convenience items.

Other significant employers in the community include the Northern Village, the Sandy Bay Health Centre, the Band Office, the Pre-School, the Daycare, the RCMP detachment, and the community centre.

One industry in the Northern Village is a commercial fishery employing between 6-10 active fishermen that produces approximately 15-20,000 kilograms of fish annually harvested from Wasawaksik Lake, and a similar number of active trappers of the 22 people that are eligible for trapping licences.

Figure 12: Wasawaksik Lake: NTS Mapsheet 63-M09 Excerpt
A large regional employer is SaskPower. SaskPower contracts out work to residents for line clearing, and employs a number of Sandy Bay residents at the Island Falls Dam. At times, the Mee-Too’s Forest Products Ltd., owned and operated by the Peter Ballantyne Developments Limited Partnership (the economic development arm of PBCN) is also a major employer when operations occur in the Sandy Bay area. Currently Mee-Too’s operations are occuring in the southern parts of the Mee-Too’s Term Supply Licence area, as shown in Figure 13: Mee-Too’s Term Supply Licence Area.

Tourism is an established and growing industry in the Northern Village. Wasawakasik Lake that borders the western length of the municipality offers outfitters opportunity for angling guide operations. Slim’s Cabins south of the municipality are a popular destination for both hunting and angling tourists. A small freight service and passenger aircraft business operates within the community, offering services on regular aircraft and float planes.

Economic growth in the municipality will require efforts to create a supportive environment for entrepreneurship and grow existing resource and tourism sectors. Collaboration and cooperation with PBCN and regional entities can facilitate resource sharing and achieve common goals that create a positive environment for economic development.
Figure 13: Mee-Too's Term Supply Licence Area

Schedule A
Mee-Toos Forest Products Ltd.
Licence Area
5.2.1 GENERAL COMMERCIAL

Commercial businesses in the Northern Village are located along Sandy Bay Avenue, mixed among residential uses. Commercial enterprises in Sandy Bay include: a gas bar; a general store providing basic grocery items; a restaurant; and convenience store.

The Northern Village has identified a lack of vacant lots for general commercial use in the years leading up to the drafting of this plan. Increasing mixed use development is one strategy to addressing the shortage of commercially zoned lots, as well as supporting home-based businesses and local entrepreneurship.

When locating new sites for commercial development, infill opportunities will be prioritized to utilize existing serviced sites and reduce costs to the municipality of servicing new lots.

As demand warrants the subdivision of new commercial lots, both Area A and Area B will be used to satisfy that demand. Area A will provide for commercially zoned lots to accommodate less inte

AREA A (see Map 1)

When demand for new commercial lots warrants the creation of new subdivision, Area A is identified as the most appropriate location for future expansion. Area A is identified as ideal for both residential and commercial development, similar to the mixed uses that are found in the existing built up area. Proposals may be considered throughout the area in with consideration for compatibility with approved developments and adjacent established uses. Area A offers efficiency in location for extending municipal services and compatible land use among future residential areas.

When planning or considering any new commercial development in Area A, it must be recognized that municipal water and sewer service infrastructure does not exist here. Negotiation with developers should include consideration for extension of municipal water and sewer services into the area.
5.2.1.1 OBJECTIVES

1) Support entrepreneurship and small businesses in the community through permitting home-based businesses, traditional economic activity, and encouraging training programs to locate within the community.
2) Ensure sufficient land is available for new commercial expansion and development.
3) Accommodate dwellings above grade in commercial areas, where appropriate, and provide opportunities for mixed use development.
4) Increase employment opportunities for Northern Village residents.
5) Encourage business development to locate in areas that maximizes the use of existing infrastructure, and reduces the need for road development or servicing upgrades.
6) Accommodate suitable and compatible commercial development.
7) Encourage new tourism related business creation and location in the community.

5.2.1.2 POLICIES

1) Council will monitor the availability of commercial lots to ensure adequate supply for demand in the Northern Village.
2) New businesses will be encouraged to locate on vacant commercial lots, where available, as infill development.
3) Future commercial development will occur in **Area A on Parcel P Plan 92PA05771** when proposals document demand and all requirements of this OCP and Zoning Bylaw are met.
4) Commercial businesses will be encouraged to locate within centralized area(s).
5) Council consideration of commercial development proposals will include:
   a. consistency with **Map 1: Northern Village of Sandy Bay Future Land Use**;
   b. the compatibility of adjacent land uses;
   c. the available stock of surveyed commercial lots;
   d. protection and dedication of environmentally sensitive areas;
   e. protection of persons and property from development of hazardous lands;
   f. capacity of the Northern Village to provide cost-effective municipal services;
   g. the provision of parking and impact of traffic generation by the commercial activity
   h. resulting and cumulative impact on financial and capital planning;
   i. zoning, subdivision design, street layout, and site planning; and
   j. the use of natural topography and drainage patterns to minimize the cost and risks associated with surface water drainage and flooding.
6) Council will ensure through Servicing Agreement that new commercial subdivision contributes to the necessary upgrading or installation of municipal services including but not limited to roads, public parks, pathways, and water and sewerage infrastructure.
7) Council will ensure that commercial activity on municipal land will be regulated by a lease agreement.
8) Council will promote the Northern Village as a place for new business, and partner, where appropriate, with regional agencies and neighbouring entities (i.e. PBCN) to market these opportunities.
9) Council will seek opportunities to develop partnerships with local and regional enterprises that promote the tourism sector of Sandy Bay.
10) Council will encourage programs that beautify commercial areas and provide pleasing views that are attractive to tourists and residents.

5.2.2 INDUSTRIAL

The Northern Village of Sandy Bay has a small industrial area located south of the existing residential area between Sandy Bay Street and Wasawakasik Lake including Parcel E, Parcel F, and Parcel G Plan 81PA01669. Parcel E is provincially owned and administered by ENV. Parcel F is municipally owned and used for a municipal works yard and storage. Parcel G is privately titled and currently vacant.

AREA B (see Map 1)

When planning or considering any new commercial development in Area B on Parcel P Plan 92PA05771, it must be recognized that municipal water and sewer service infrastructure does not exist here. Negotiation with developers should include consideration for extension of municipal water and sewer services to the area.

The existing industrial area is separated from the rest of the Northern Village which mitigates any potential for conflict with other uses. Continuing the location of industrial development in an area buffered from other incompatible uses will ensure the orderly development of and encouragement of the industrial sector in Sandy Bay.

5.2.2.1 OBJECTIVES

1) Encourage industrial development to locate in appropriate areas that will maximize the use of existing infrastructure, and reduce the need for road development or servicing upgrades.
2) To accommodate suitable and compatible industrial development.
3) To ensure the Northern Village has suitable land available within the community to supply the needs for industry.
4) To ensure industrial operations do not adversely impact other land uses in the community.
5) To encourage new industry and industrial operations to locate in Sandy Bay.
6) To ensure industrial operations near water bodies meet all applicable environmental standards.

7) To ensure compatibility of development between the Northern Village and new reserve lands that may be established in the commercial areas of the Northern Village.

8) To maintain and encourage visually appealing sites when entering the Northern Village.

5.2.2.2 POLICIES

1) Council will monitor the availability of industrial lots to ensure adequate supply to respond to demand in the Northern Village.

2) When proposals document demand for industrial development, the Northern Village will accommodate the development of Area B Parcel P Plan 92PA05771 in the Zoning Bylaw.

3) Council consideration of industrial proposals will include:
   a. consistency with Map 1: Northern Village of Sandy Bay Future Land Use;
   b. the compatibility of adjacent land uses;
   c. the available stock of surveyed industrial lots;
   d. protection and dedication of environmentally sensitive areas;
   e. protection of persons and property from development of hazardous lands;
   f. capacity of the Northern Village to provide cost-effective municipal services;
   g. the provision of parking and impact of traffic generation by the commercial activity
   h. resulting and cumulative impact on financial and capital planning;
   i. zoning, subdivision design, street layout, and site planning; and
   j. the use of natural topography and drainage patterns to minimize the cost and risks associated with surface water drainage and flooding.

4) Sand and gravel operations shall generally be allowed where the resource is located within the Northern Village, provided all the provincial requirements are met, reclamation and decommissioning standards are applied, there is minimal disturbance to the environment and the operation does not interfere with other land uses.

5) Where new subdivision is proposed in any area that has the potential for sand and gravel extraction, Council will ensure that land uses do not preclude the development of, or restrict access to the potential for quarrying.

6) Council will ensure, through a Servicing Agreement and through the dedicated lands provisions of the PDA that all new industrial subdivisions contribute to the necessary upgrading of municipal services, including but not limited to roads, pedestrian paths and utilities.

7) Caretaker’s units in industrial districts shall be clearly incidental to the industrial operation. Residential uses must recognize they are in an industrial area and may be
affected by industrial operations. Residential uses must be decommissioned when the principle use ceases.

8) Council will require an agreement with PBCN if new reserves are established in any industrial area covering present and future compatibility of land use, compatibility of bylaws, and compensation for tax loss, dispute resolution and payment for services provided.

9) Landscaping standards, with regard to FireSmart principles, will be included in the Zoning Bylaw to promote a good visual appearance and apply screening or buffering.

5.2.3 AGRICULTURE AND VALUE-ADDED BUSINESS

Similar to many northern Saskatchewan communities, the Northern Village does not have ideal soil conditions to support sustained agricultural activity. Saskatchewan soil survey maps do not extend as far north as Sandy Bay to indicate soil suitability for agricultural development.

Bedrock and muskeg are prevalent constraints to agricultural development, but the forested, and scrubland areas common throughout northern Saskatchewan offer other harvestable non-timber forest products as well as opportunities for livestock, dairy, leather, wool and fur operations.

The Northern Village is within the Mee-Too’s Forest Products Ltd. Timber Supply Area (see Figure 13: Mee-Too’s Term Supply Licence Area) and subject to a Term Supply Licence that confers rights to specific forest product harvest for a determined period.
5.2.3.1 OBJECTIVES

1) Preserve land with potential for agricultural production, and protect neighbouring areas from conflicting land uses.
2) Accommodate agricultural and forest product development.
3) Encourage expansion of poultry, livestock, dairy, leathers, furs, wools and non-timber forest products development.
4) Encourage and support the environmentally sensitive agricultural practices.
5) Collaborate with appropriate provincial ministries for forestry production and management.

5.2.3.2 POLICIES

1) Council will encourage the development of local agricultural activities to support a diverse local economy.
2) Council will support local and regional initiatives that enhance and build capacity for agricultural activities in the Sandy Bay area.
3) Industrial developments which directly serve agricultural activities (processing and storage) are permitted in areas designated in the Zoning Bylaw, to facilitate value-added agribusiness sector growth.
4) Council will support the development of market gardens, community gardens and farmers markets.
5) Council will consider amendments to the Zoning Bylaw to accommodate the development of expanded agricultural activity when proposals are received and all other provisions of this OCP and the Zoning Bylaw are met.
6) Agricultural and agribusiness proposals shall be considered with regard to the 1:500 flood hazard elevations and presence of sensitive riparian areas to ensure risk to livestock or animals, and water contamination is minimized.
7) Amendments to the Zoning Bylaw to accommodate new agricultural and value-added agribusiness districts will include regulations for minimum separation distances between developments, mitigation of odour and screening regulations, and protection of nearby sensitive environmental areas.
8) Council will support collaboration and consultation with the Province and forestry industry, to facilitate protection of natural resources, creation of employment, training programs, and other partnerships for Northern Village residents.
5.2.4 SAND, GRAVEL AND MINERAL RESOURCE EXPLORATION

The Northern Village of Sandy Bay currently has no sand, gravel, or mineral extraction occurring in the municipality. These resources are important for the construction of municipal infrastructure and could offer many employment opportunities for Sandy Bay residents. Partnerships that build upon new and existing relationships with resource businesses in the region, in conjunction with the sound planning policies provided for in this OCP, establishes a foundation for future resource development in the Northern Village.

5.2.4.1 OBJECTIVES

1) Accommodate sand, gravel, and mineral extraction where appropriate, balancing the interests of the community to expand both residential land uses and municipal economic sectors.
2) Ensure that sand, gravel, and mineral exploration, development, and extraction has minimal disturbance to the environment (including underlying aquifers), and does not interfere with identified future development areas.

5.2.4.2 POLICIES

1) Council will support sand, gravel, and mineral exploration, development, and extraction, provided the use is compatible with surrounding existing and future land uses and adjacent developments.
2) Applications for sand, gravel, mineral exploration, development, and extraction must be accompanied by a reclamation plan.
3) Council may require a performance bond for sand, gravel, mineral exploration, development, and extraction to ensure appropriate remediation of the site.
4) Sand, gravel and mineral extraction will conform to provincial standards for minimum separation distances between riparian and water ecosystems to ensure the health and safety of residents and the natural environment of Sandy Bay.
5.3 HERITAGE AND CULTURE

Planning for the preservation of heritage and culture ensures Saskatchewan history is celebrated and conserved for residents, visitors and future generations.

A significant part of the cultural heritage in Sandy Bay comes from the First Nations history, and the peoples that used the region as traditional hunting, fishing and trapping grounds for many centuries. The municipality has a shared past, present and future with local First Nations. Nuturing this history is recognized as a part of building a strong community identity in Sandy Bay. Inclusive of this heritage is historic use of the lands during early settlement and the archaeological and palaeontological interest that ensues from this. There are no recorded archeological heritage sites recorded within Sandy Bay, but development should be sensitive to the potential culture and heritage sites that have not yet been discovered.

A Roman Catholic Church located on Lot 11 on Block 3 Plan 63PA01456 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial and provides the only place of religious assembly for Sandy Bay residents.

The Ayamicikiwikamik Public Library is located inside Hector Thiboutot Community School on Block 2 Plan 63PA01456 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial, which is managed with two full time librarian positions.

There is a day care centre located on Lot 21 - 23 Block 13 Plan 99PA03313 as seen on Exhibit 1: Northern Village of Sandy Bay Current Land Use. This centre also offers social service support for students and teens. The day care centre is licenced, and funded by Saskatchewan Learning.

A Community Resource Centre (CRC) is located on Parcel PR7 Plan 85PA24914. The CRC offers the Justice Program and delivers services designed to enhance and nurture mental, emotional, physical and spiritual well being. The program also offers adult alternative measures, mediation, peer mediation, family group conferencing and healing/sentencing circles.

The Sandy Bay community centre has a capacity of 500 people and is used for funerals, court services and can be rented for special events. The centre is located on Parcel N Plan 85PA24914 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial.
5.3.1.1 OBJECTIVES

1) Ensure residents have access to a library for cultural enjoyment, learning, meeting places and children’s programs.
2) Provide support to service delivery agencies and, where appropriate, assist in programming of services to the public.
3) Utilize community service facilities for the enjoyment of residents and visitors, in ways that will foster community unification, promote security and support healthy lifestyles.
4) Support the development of a diversity of places of worship within the community.

5.3.1.2 POLICIES

1) Council will support local programming that promotes civic pride and education through community engagement and participation.
2) Council will consider amendments to the Zoning Bylaw, where necessary, to support new social service programs.
3) Places of worship, community centres and cultural institutions will be permitted within residential, community service, and appropriate commercial districts in the Zoning Bylaw.
4) Council may establish a board or committee to manage and promote municipal facility rental and use.
5) Council will work with appropriate government ministries, individuals, and organizations to conserve culture and heritage resources including, but not limited to historic sites, buildings and other structures; culturally significant landscapes, artifacts and museum collections; archives; cultural facilities and activities; local traditions, skills and crafts; and traditional knowledge.
6) Council will strive to mitigate adverse impacts to culture and heritage resources from land use and resource development by consulting with appropriate stakeholders to ensure all interests are represented when making land use decisions in culturally and heritage sensitive areas.
5.4 INTER-MUNICIPAL COOPERATION

Inter-municipal planning is a cornerstone to increasing local capacity and service provision efficiency through regional cooperation. Promoting strong partnerships, joint infrastructure and coordinated local development benefits services such as medical care and education services.

Many communities in northern Saskatchewan face the same challenge to make the best use of scarce resources. This challenge can be addressed through partnerships, service sharing, and coordination with neighbouring entities, organizations and communities.

**Benefits of Joint Planning**

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

5.4.1 SCHOOLS AND EDUCATIONAL SERVICES

Education services in Sandy Bay are provided by the Northern Lights School Division No. 113. The Hector Thiboutot Community School offers kindergarten to grade 12 classes with 583 students enrolled as of October 2013.

Hector Thiboutot Community School has a large gymnasium, science lab, home economics room, industrial arts shop, community library, computer room and several large classrooms.

The Northern Lights School Division accommodates staff members with furnished teacherages located throughout the residential areas of the community as seen on Figure 7: Northern Village of Sandy Bay Property Ownership.

The school is centrally located in the built up area of the community, located on Block 2 Plan 63PA01456.

Mikisew Pre-School is located on Lot 10 - 11 Block 8 Plan 63PA01456 and 45 children are enrolled as of the drafting of this plan. Mikisew Pre-School is operated by Saskatchewan Aboriginal Head Start.
Northlands College offers off-campus courses intermittently throughout the calendar year in adult basic education, carpentry, industrial mechanics, office applications and safety training. Approximately 48 students register each year.

Students that wish to pursue more extensive post-secondary education commonly relocate to study at Northlands College in Creighton or La Ronge; SIAST in Prince Albert and Saskatoon; or the University of Saskatchewan in Saskatoon.

5.4.1.1 OBJECTIVES

1) Work with appropriate provincial and federal ministries to ensure appropriate educational services are offered in the community.
2) Ensure adequate land is available for educational services development, to meet educational needs of the community.
3) Provide, support and encourage educational opportunities and programs in the community.
4) Promote the coordination and sharing of community facilities for educational services.

5.4.1.2 POLICIES

1) Council will continue to work with the NLSD, Northlands College, Saskatchewan Aboriginal Head Start, and any other education providers to identify educational needs of the community and appropriate delivery of education services to residents.
2) Council will accommodate schools and education services development by permitting them in the community service, appropriate commercial, recreation and park districts, as well as permitting as a discretionary use in the industrial district in the Zoning Bylaw.
3) Council will encourage the joint or shared use of existing community facilities to accommodate educational services.
4) When an educational facility or school is needed, Council may provide Northern Village owned property on a cost recovery basis.
5) The Northern Village will work with Northlands College to accommodate off-campus programs and courses.
6) Council will evaluate new educational services development proposals based upon:
   a. consistency with Map 1: Northern Village of Sandy Bay Future Land Use;
   b. site planning and land use compatibility with surrounding development; and
   c. the capacity of the Northern Village to provide efficient and economical municipal services.
7) Council will promote the incorporation of FireSmart principles in all educational services development applications.
8) Council will support collaboration with educational partners to increase training and education opportunities in the Northern Village.
5.4.2 MEDICAL SERVICES

Health care services are provided in the Northern Village by the Mamawetan Churchill River Health Region (MCRHR). The Sandy Bay Health Centre, built in 1977, is located on Parcel D Plan 78PA11294, as seen on Figure 7: Northern Village of Sandy Bay Property Ownership, and is an almost 1,900 square foot facility. The Health Centre is owned by the Ministry of Government Services and leased to the Health Region.

The Sandy Bay Health Clinic provides a wide range of services including: addiction services; community health development; Emergency Air Medevac; home care services; dental therapy (provided out of the Hector Thiboutot Community School); medical transport coordination; mental health and holistic health services (including youth, suicide and family oriented services); primary care; public health; and TeleHealth services. Visiting clinics that operate from the Health Clinic include: Dietician, Nutritionist, and rotating Physician services. The Health Centre is staffed, as of the drafting of this plan, with a small administrative staff, health support staff and 4 full-time nurses.

Medical transport includes one ambulance, operated by Nursing staff of the Health Centre, and patients that require acute care are transported by Flin Flon ground ambulance (dispatched from Pelican Narrows) or by air via 24 hour Medevac services.

The Flin Flon hospital services provides more comprehensive care for the region, and is located in the Nor-Man Health Authority of Manitoba. There is an interprovincial agreement for residents of northeastern Saskatchewan to utilize the inter-provincial health care facilities.

The MCRHR Infrastructure Requirements Strategy Report, 2010 provides an assessment of the Sandy Bay Health Centre. The Health Centre is reported to require upgrades to keep pace with population changes. Upgrades to the functional space within the Health Centre are required and renovations are recommended to attain these improvements.
5.4.2.1 OBJECTIVES

1) Provide for and continue regional agreements for facilities, ambulance services and other health services.
2) Continue to work with MCRHR, and appropriate provincial ministries to upgrade the existing health centre.
3) Expand health services available to the residents in the Northern Village to meet the needs of the population.
4) Identify, and collaborate with, regional partners to improve and find efficiencies in medical service provision in the region and Northern Village.

5.4.2.2 POLICIES

1) Council will collaborate with MCRHR to facilitate the provision of adequate health services Northern Village residents.
2) Council will seek opportunities through grants, and partnerships to add value to services offered in the Northern Village.
3) Council will accommodate health services, medical facilities, and related development by permitting them in the community service and appropriate commercial districts in the Zoning Bylaw.
4) Amendments to the Zoning Bylaw for facilities development will be supported by Council.
5.4.3 FIRST NATIONS AND MÉTIS RELATIONS

The Northern Village of Sandy Bay connects with Treaty No. 10 lands and PBCN traditional territory. Within the Northern Village there are 42 individual lots, as well as Parcel W Plan 94PA00992, as seen on Exhibit 1: Northern Village of Sandy Bay Current Land Use that are Wapaskokimaw First Nation Reserve (PBCN) lands.

There are a small number of Treaty Land Entitlement selections made within the community by PBCN and the Mathias Colomb Cree Nation. Selected lands are not part of the Future Land Use Area A, Area B or Area C identified in this plan as seen on Map 1: Northern Village of Sandy Bay Future Land Use, and will be respected until selection processes have concluded.

As the community grows, continued consideration for the First Nations and Métis use of the region’s lands will ensure positive and sustainable growth towards shared goals. When approached with Treaty Land Entitlement processes, agreements will be required, pursuant to Article 9.01(a) of the Saskatchewan Treaty Land Entitlement Framework Agreement, including provisions for tax loss compensation and dispute resolution methods.

PBCN and the Northern Village have a recent Servicing Agreement renewal that was completed in 2011, covering Village responsibility for common facilities, operation and maintenance of Band Facilities, water and sewer infrastructure, road maintenance, waste collection, access to the landfill, cooperative fire services, and compensation for these services.
5.4.3.1 OBJECTIVES

1) Continue to build upon the partnership with PBCN and other First Nations or Métis residents in the community to achieve common goals.
2) Collaborate with PBCN to achieve land uses and development that is compatible, effective, efficient and coordinated.
3) Collaborate and consult with local First Nations groups and Métis groups regarding areas of mutual interest or heritage significance.

5.4.3.2 POLICIES

1) The Northern Village of Sandy Bay will require any First Nations making Treaty Land Entitlement selections to enter into an agreement pursuant to Article 9.01(a) of the Saskatchewan Treaty Land Entitlement Framework Agreement to ensure:
   a. compatibility of land use;
   b. compatibility of bylaws;
   c. land-use development;
   d. future expansion proposals;
   e. access to land and property;
   f. payment of services provided; and
   g. methods of resolving disputes.
2) Council will collaborate and consult with PBCN, Mathias Colomb Cree Nation, and other local First Nations or Métis groups regarding areas of mutual interest or heritage significance.
3) Council may strike a Joint Planning Committee, established with PBCN or other First Nation as necessary, to review any agreements with respect to lands, services, compatibility of bylaws, land use development, dispute arbitration, future reserve creation and access to lands.

“Impacts to traditional First Nations or Métis activities on Crown Lands, such as hunting, trapping, fishing, gathering, spiritual or cultural sites may occur during or after development from construction or ongoing operational activities. Seasonal or minor impacts may be mitigated or minimized with screening, luminance controls, defined access or operating hours.”

~Government of Saskatchewan, Municipal Relations, SPI Planning Handbook
5.5 PUBLIC SAFETY

Planning for public safety, ensuring the safety and security of individuals, communities and property from natural and human-induced threats requires the coordination of land use and services that reduces overall risk of individuals and the municipality, and improves quality of life in the community.

5.5.1 PROTECTIVE SERVICES

In the Northern Village of Sandy Bay, the Community Wildfire Risk Assessment Project Report reported that an number greater than 25% of households in Sandy Bay participate in FireSmart, using principles for protecting their homes from wildfires. The overall fire risk for the community is assessed at a middle-risk ranking of ‘Moderate’. In this assessment, the hazard abatement team recommends that more fuel breaks should be constructed around new subdivision, and tied into existing breaks. This is shown in Figure 14: ENV FireSmart Assessment, 2005, Fuel Break Recommendations and more information can be found in the 2005 ENV FireSmart Assessment for the Northern Village of Sandy Bay.
To improve the FireSmart assessment rank and mitigate risk to the community, the Northern Village may undertake planning and preparedness exercises such as: updating the existing Fuel Management Plan to provide greater protection against wildfire; create a Community Emergency Response Plan to be better prepared in emergency situations; and undertake other similar and complementary plans as is deemed necessary.

The Northern Village has fire services provided by a volunteer fire department. The department is staffed with a permanent fire chief, and currently has 12 volunteer members. One fire truck services the entire community including the Wapaskokimaw Reserve. A joint agreement with PBCN regulates this service sharing. The fire hall is located on Lots 17 and 18 on Block 15 Plan 82PA01628, the corner of Tower Street and Moose Bay as seen on Exhibit 2: Northern Village of Sandy Bay Aerial.

For emergency large-scale firefighting, Wasawakasik and Sokatisewin Lakes are suitable for water bomber aircraft and helicopter bucketing. Within the community, the municipal water system has the capacity to meet minimum fire suppression requirements for pumping capacity as set by ENV.

The Royal Canadian Mounted Police (RCMP) have a 6 member detachment including the Sergeant, in the Sandy Bay community. The detachment office is located on Lot 1-2 Block 20 Plan 84PA17585 and staff houses are located on Lot 3-5 Block 20 Plan 84PA17585 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial. There are also 3 staff houses located on the Wapaskokimaw Indian Reserve.
5.5.1.1 OBJECTIVES

1) Provide a safe, secure community for Sandy Bay residents and visitors.
2) Encourage community involvement in fire prevention through the promotion of FireSmart principles to residents.
3) Ensure protective and emergency services are provided at an appropriate level, and without unnecessary duplication.
4) To cooperate with the RCMP, PBCN, other First Nations or Métis groups and appropriate provincial ministries in preventing and responding to emergencies in the area.

5.5.1.2 POLICIES

1) Council will ensure the municipal water system is capable of suppressing individual building fires as determined by provincial guidelines.
2) The Northern Village will provide appropriate protective services to residents by:
   a. monitoring and maintenance of the fire truck, hydrants, fire breaks and other equipment;
   b. actively recruiting volunteer fire fighters, offering training to those volunteers, and maintaining an up to date roster of active volunteers
   c. allocating sufficient funding towards the purchase and maintenance of emergency equipment, and the training of emergency responders;
   d. requiring the estimated demand on firefighting services as a part of every rezoning application, subdivision review, and servicing agreement; and
   e. annually assessing emergency response plans and infrastructure requirements for the Northern Village.
3) The Northern Village will encourage fire safety by:
   a. working with provincial and regional fire services providers;
   b. promoting FireSmart programming;
   c. encouraging FireSmart principles in new subdivision development, and in established neighbourhoods where appropriate; and
   d. in areas of the municipality not serviced by municipal water supply, Council will ensure plans are developed to provide adequate emergency services.
4) Council will work with appropriate provincial ministries to develop and maintain an Emergency Response Plan or similar, provide training for staff and implement other community safety initiatives.
5) Council will work with the RCMP and other federal agencies to accommodate community policing services, strengthen relationships and improve community safety.
5.5.2 HAZARD LANDS

Hazard Lands are areas that have a higher likelihood of damage to property or persons from erosion, ground instability, and/or flooding if development were to occur. These lands may include contaminated sites or sites that store hazardous materials that pose a risk to water sources if flooding or accident were to occur. Identification of these sites and areas will prevent development without proper, prior remediation and reduce risk to public safety and property, and limit municipal liability when permitting development.

The Estimated Peak Water Level (EPWL) is an important development consideration for waterfront communities. The EPWL indicates the area that would be affected by a flood that occurs every 500 years, or has a 0.2% chance of happening in any given year. In order to protect property and ensure public safety, the province requires that new buildings be constructed at least 0.5 metres above the EPWL, which is known as the Safe Building Elevation (SBE).

The Northern Village EPWL is affected by the Island Falls Dam. In 2005 a flood event occurred, and peak water flow from the Island Falls Dam reached the highest flow rate since the completion of the dam in 1930. The Saskatchewan Water Security Agency (WSA) estimates it was a 1:200 flood event, giving the WSA a good estimation of what may be expected for a 1:500 flood event. The WSA estimates that the EPWL is approximately 0.44 metres above the peak levels observed in 2005.

5.5.2.1 OBJECTIVES

1) Protect development from flooding and hazards to persons and property.
2) Minimize future environmental problems caused by development or degraded site conditions.
3) Reduce development costs to the municipality by discouraging development on land with severe servicing constraints.

5.5.2.2 POLICIES

1) Council will periodically consult with appropriate professionals and provincial agencies to monitor the EPWL and calculate the SBE.
2) The Zoning Bylaw will prescribe standards for development proposals on sites that are flood prone, slump prone, in the 1:500 flood hazard elevation or otherwise hazardous for the proposed use.
3) Council may require, as a condition of development permit approval, a drainage plan, geotechnical reports, or similar assessment to ensure proposed development does not adversely affect adjacent properties, the stability of the land, or contaminate water sources.
4) Developers, where required to provide a grading and leveling site plan for a new subdivision, will show future drainage patterns of the proposed subdivision to ensure that the amount of serviceable and developable land is maximized.

5) Developments that involve the storage or handling of hazardous substances shall comply with up to date legislation.

6) Performance bonds will be required where the use or staging of hazardous materials is proposed on any Northern Village-owned property, ensuring that remediation and cleanup comply with provincial standards.

7) All development, redevelopment, or major alterations and additions on hazard lands shall be adequately flood-proofed as described in the Zoning Bylaw.

**Implementation Guidance:**

» Identify potential hazard lands and address their management.

» Limit development on hazard lands to minimize the risk to public or private infrastructure.

» Prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.

» Require flood-proofing new buildings to an elevation of 0.5 m above the 1:500 flood elevation of any watercourse or water body in the flood fringe.

» Locate subdivisions, transportation infrastructure and public works to minimize, mitigate or avoid threats to the community from wildfire or other emergencies.

» Consider community and regional fire protection measures adjacent to forests.
5.6 RECREATION AND TOURISM

Recreation and tourism development opportunities augment the quality of life for Saskatchewan citizens and visitors. Promotion of recreation and tourism sites in the Northern Village contributes to a diverse local economy and healthy lifestyles.

5.6.1 PARKS, RECREATION AND TOURISM

The Northern Village maintains two playground sites, located on Lot 10 Block 5 Plan 63PA01456 and Lot 6 Block 19 Plan 95PA02385 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial. Two baseball diamonds on Parcel PR5, the indoor skating facility on Parcel N, and the sports field on Parcel M Plan 85PA24914 offer larger scale recreation and team sport opportunities for Northern Village residents. Residents and visitors may also take advantage to the large areas of undeveloped Crown lands within the municipal boundary for recreational vehicle and hiking activities.

Opportunities for future recreation and park development are numerous in the Northern Village due to the prevalence of terrain constraints that can restrict development over large areas. These spaces are ideal to be used for recreation and park uses, either developed for specific uses, or left in their natural state.

The old lagoon site is one such area where the legacy of past uses may limit its opportunity to be redeveloped. The old lagoon has been properly capped in its decommissioning, but any development here must not disturb that cap. The old lagoon site, Parcel U1 Plan 80PA06796 will be identified for future recreation and park uses in this plan, but the Northern Village may pursue this site’s development as a future mobile home site. A mobile home court is a low-impact development option that can contribute to housing choice in the community and utilize this sensitive area of land.

The Northern Village offers many hunting and angling tourism opportunities, with a small number of outfitters operating within and near the municipality. The Northern Village is a known destination for visitors from across the Canada and the United States. There are some commercial services that support the tourism
sector including a small restaurant, a convenience store, and outfitter cabins nearby the community.

The Northern Village has a public beach, the Sandy Bay Memorial Beach, which was developed through a community based project in memory of all children who have drowned in the Churchill River in the past decades. The beach is located on parts of Parcel C and Parcel R Plan63PA01456 as seen on Exhibit 1: Northern Village of Sandy Bay Current Land Use. The project began in 2011 by community members who wished to have a safe swimming and recreational area.

The Memorial Beach project secured funding for the development and installation of floating docks, buoys, an emergency access road, lifejackets, and supervision by trained lifeguards.

This uncommon northern amenity development came about through the generous support of many partners, including: Royal Canadian Mounted Police, Sask Power Hydro-Electricity, Sandy Bay Village Office, Department of Fisheries and Oceans, Ministry of Protection of the Environment, Ministry Of Government Relations, Municipality of Olds Alberta, Northern Sport, Culture and Recreational District, Sandy Bay Health Care Center, NOR-MAN Primary Health Care Center, Hector Thiboutot Community School, Chung's Place Restaurant, Sandy Bay General Store, Ministry of Justice of Saskatchewan, and Royal Canadian Mounted Police Foundation. This project contributed greatly to the Northern Village sense of community, creating jobs and work experience opportunities for youth, and building a sense of ownership for those community members involved in its creation.

AREA C

As discussed in section 4.5 MUNICIPAL CONSTRAINTS, the old landfill site, shown as Area C on Map 1: Northern Village of Sandy Bay Future Land Use, will be reserved as recreation and park space as development and subdivision demand moves southward of the built up area of the community. will be reserved as recreation and park lands. While this site is possible to develop, it is not expected to be required to meet demand in the time period of this plan. When the appropriate demand occurs to see this area developed, the site will require extensive testing and preparation that meets statutory requirements for building on such a site.
5.6.1.1 OBJECTIVES

1) Provide safe, accessible, connected parks and recreation spaces for the enjoyment of both residents and visitors.
2) Create sufficient parks and recreation spaces to meet the needs of the community as it grows and changes.
3) Increase, and ensure, continued access to waterfront lands for recreation purposes.
4) Provide a balance of active and passive recreation opportunities, and maintain a selection of undeveloped natural areas.
5) Identify and protect attractive sites for recreation and tourism to plan for future investment and parks expansion.
6) Support and protect community investment in the Sandy Bay Memorial Beach.

5.6.1.2 POLICIES

1) Undevelopable areas with significant constraints due to terrain such as muskeg and bedrock will be left in a natural state and be used for recreation space, incorporating the local trail network insofar as possible. Council will consider these sites for dedication as municipal reserve.
2) Council will incorporate long term strategies for parks and open spaces development as part of the capital planning and development processes.
3) Council will consider the following criteria when establishing park space:
   a. the present and future needs of the community;
   b. areas with scenic views;
   c. lakeshore access;
   d. outdoor recreational and neighbourhood park opportunities;
   e. size, topography, and configuration of the land;
   f. wildlife and nature observation;
   g. cultural or community facilities;
   h. connectivity to trails, existing park space, and natural areas;
   i. areas containing or adjacent to significant natural features; and
   j. environmentally sensitive areas.
4) Council will support committees and boards with the mandate to secure funding through grant applications, operating grants, fundraising to improve recreation amenities in the community.
5) Council will initially identify Parcel U1 Plan 80PA06796 for recreation and park uses. Council will support amendments to the Zoning Bylaw to accommodate a mobile home development if that form of development should prove feasible on that site.
6) Council will zone Area C, a part of Parcel P Plan 92PA05771, as recreation and park in the Zoning Bylaw.
7) Council will zone Parcel C Plan 63PA01456 as recreation and park in the Zoning Bylaw, to protect the Sandy Bay Memorial Beach from incompatible development.
5.6.2 DEDICATED LANDS

Sandy Bay, as a waterfront community, has a well-connected system of dedicated lands that offer valuable recreation opportunities, and protect persons and property from hazardous lands, and protect sensitive ecosystems. Dedicated lands may include buffer strips, environmental reserves, municipal reserves, walkways, and recreation spaces. The provision, leasing, ownership, use and sale of dedicated lands are regulated by the PDA and The Dedicated Lands Regulations, 2009. This legislation states that power, gas, telephone, water, and sewer facilities may be located on any dedicated land as long as the land can still be used for its original purpose.

The location of dedicated lands can be a municipal tool to reduce the potential for development to conflict with sensitive ecological areas. Conflict areas in the Northern Village include water courses, flood prone areas, filtering lands, muskeg, and land with significant historical or natural features. Coordinated dedication of lands and protection of sensitive areas will provide residents of, and visitors to, Sandy Bay a connected network of attractive green spaces that contribute to the character of the community.

5.6.2.1 OBJECTIVES

1) Ensure public access to dedicated lands, where appropriate.
2) Preserve open spaces, scenic vistas, and environmentally sensitive areas by encouraging development that respects and integrates features of the natural landscape.
3) Ensure that dedicated lands are provided in appropriate locations when land is subdivided.
4) Protect dedicated lands from unauthorized use and preserve natural integrity whenever possible.
5) Use land dedications as buffering tools between incompatible land uses.
6) Ensure dedicated lands are restored to an appropriate state after removal of developments.

5.6.2.2 POLICIES

1) The Northern Village will post all financial dealings related to dedicated lands to a Dedicated Lands Account. The account will record all proceeds from sales or leases and all payments made in lieu of municipal reserve dedication. Council shall authorize expenditures from the account only for developing, buying or maintaining dedicated lands.
2) Cash-in-lieu of reserve funds will be considered only in the industrial and appropriate commercial districts as set in the Zoning Bylaw.
3) Where subdivision and development are proposed adjacent to a water body, Council will ensure that land is dedicated as municipal or environmental reserve, as appropriate, to protect sensitive areas and to ensure public access.

4) Council will only issue time-limited leases or permits for shoreline dedicated lands that include provisions for extension of the lease or permit, protection of sensitive areas, the alteration of shorelines, removal of developments and remediation of the site.

5) Dedicated lands leases, agreements, or permits shall be subject to The Dedicated Lands Regulations, 2009 and the PDA.

6) Public access to dedicated lands shall not be restricted by a lessee or permittee.

7) Where development is proposed adjacent to a water body, the developer shall not defer the obligation of dedicated lands, and the dedicated lands shall be adjacent to the water body.

8) Excluding municipal facilities or schools, developments that are prohibited on dedicated lands include:
   a. private uses;
   b. septic tanks;
   c. storage of hazardous materials; and
   d. boathouses.
Figure 15: Sandy Bay Dedicated Lands
5.7 BIODIVERSITY AND NATURAL ECOSYSTEMS

Preservation and natural ecosystems are essential to include when undertaking planning exercises. Conserving Saskatchewan’s biodiversity, unique landscapes, and ecosystems for present and future generations ensures the natural beauty of the region is maintained and contribute to sustaining healthy ecosystems.

5.7.1 ECOLOGICAL INTEGRITY

Ecological integrity is the ability of an ecosystem to be able to support and maintain a diverse community of organisms that has species composition, diversity and functional organization comparable with those of natural habitats within a region. The Northern Village of Sandy Bay is within the Boreal Shield ecozone. There is a diverse population of fish, animals and birds inhabiting the forests and water bodies of this region, and maintaining these ecosystems is important to traditional ways of life for many residents. Ensuring the quality of the natural environment is preserved requires efforts to minimize adverse effects of growth and development.

The Northern Village is within the planning area for the Amisk-Atik Integrated Forest Land Use Plan that was prepared by the ENV. This plan, covering approximately 4.4 million hectares of northern Saskatchewan forest, is intended to provide direction for land use in an integrated and environmentally sound manner to ensure ecological, economical, and social benefits for present and future generations. Part of this plan is to engage with the Northern Village under circumstances that may impact the Northern Village ecosystems or pattern of land use.

5.7.1.1 OBJECTIVES

1) Ensure the natural landscape and features in the Northern village are preserved and enhanced.
2) Regulate development to respect natural drainage, riparian areas, and wetlands by minimizing, mitigating and avoiding adverse impacts of development.
3) Support sustainable land use and development that preserves and enhances environmentally sensitive areas.
4) Identify and protect critical or threatened species and their habitats.
5) Work with provincial ministries in the implementation of the Amisk-Atik Integrated Forest Land Use Plan.
5.7.1.2 POLICIES

1) Important natural or riparian areas, significant landscapes, features, and systems will be integrated into development proposals and protected through land dedication whenever possible.

2) Sustainable development practices will be promoted in all developments to mitigate negative impacts to the ecological integrity of the Northern Village.

3) Council will ensure that new developments will not result in unnecessary or adverse alteration of surface or subsurface drainage. Where necessary, the developer will be required to provide additional information in regard to existing and proposed drainage patterns.

4) Council will maintain dialogue with the provincial ministry responsible for the implementation of the Amisk-Atik Integrated Forest Land Use Plan, cooperating and collaborating on initiatives where possible.

5.7.2 SHORE LAND, WATER BODIES AND SOURCE WATER PROTECTION

The Northern Village is a waterfront community, flanked by an extensive municipal shoreline to the west, bordered by Wasawakasik Lake. The lake and the connected Churchill River system is an important resource for commercial activities, tourism, recreation and aesthetics.

Development has the potential to impact a shoreline, and extensive alteration can have detrimental effects on the character of the waterfront, but also may eliminate fish and wildlife habitats, and lead to deterioration of water quality.

A significant portion of the municipal shoreline, within the built up area of the community, has been dedicated as municipal or environmental reserve, as shown on Figure 15: Sandy Bay Dedicated Lands. The dedication of these lands limits the extent to which these parcels can be developed and reduces the potential for harmful shoreline alteration.

Wasawakasik Lake is the source for the Northern Village water supply. The water treatment plant is located on Lot 3 Block 11 Plan 63PA01456. Maintaining a reliable water supply is a significant consideration when making decisions related to growth. This is discussed further in section 5.8.1 WATER UTILITY SYSTEM.
Shoreline parcels including: Parcel R3 Plan 91PA01669; Parcel R4 Plan 84PA17585; and Parcel A, Parcel B, Parcel C, Parcel R and Parcel R1 Plan 63PA01456, as shown in Exhibit 1: Northern Village of Sandy Bay Current Land Use offer development on adjacent parcels protection from flooding and buffer Wasawakasik Lake from activities that could contaminate the Northern Village source water. Good planning practices will ensure that all subdivision and development adhere to setback requirements to protect shoreline areas, mitigate flood risk, and provide access to the public waterfront.

Shoreline activities in the Northern Village that have potential harmful impacts on include a privately owned float plane base that operates on Lot 2-3 Block 10, and Parcel B Plan 63PA01456. Lot 2 and Lot 3 are privately titled to air charter companies, and Parcel B is titled to the Northern Village.

To the west of the community, on the northwestern point of the peninsula separating Sokatisewin Lake and Wasawakasik Lake, is the SaskPower Island Falls Hydroelectric Station. The station is a dam that affects local water levels and may impact the nature of flood activity in the Northern Village.

5.7.2.1 OBJECTIVES

1) Ensure the sound management of water resources.
2) Protect and restore wildlife habitat, wetlands, and natural shoreline vegetation.
3) Protect development from flooding and hazards to persons and property.
4) Protect municipal drinking water supply.
5) Enhance and maintain public access to the lakefront for recreation and tourism purposes.
6) Maintain and enhance the visual appearance of the shoreline within the community.

5.7.2.2 POLICIES

1) As part of development application review for sites near any water body, Council will consider known Estimated Peak Water Levels, vulnerable areas, aquatic life and habitat, and groundwater.
2) Preservation and restoration of natural shoreline vegetation will be encouraged by Council.
3) Where subdivision is proposed adjacent to a water body, Council will ensure that land is dedicated as municipal or environmental reserve as appropriate to protect sensitive areas and municipal water supply and adhere to all provincial and federal statutory requirements.

4) Council will adopt a shoreline use and development policy in addition to the regulations contained in the Zoning Bylaw to address lease or permit applications for uses or developments including, but not limited to:
   a. private docks;
   b. communal docks;
   c. water lines;
   d. geothermal lines; and
   e. shoreline storage.

5) Development proposals adjacent to the shoreline must include projected impacts to the municipal water supply, and provide plans for mitigating any negative impacts.

6) Council will ensure that new developments will not result in adverse alteration of the shoreline. The developer will be required to provide additional information including proof of required federal and provincial permits and other relevant documentation as requested by Council.

7) Environmental reserves and other dedicated lands will be used, where appropriate, to create a buffer between developments and Wasawakasik Lake, shoreline areas, and other wetlands to provide protection against erosion, flood hazards, and contamination.

8) Fill placed on sites adjacent to the shoreline must be surfaced or landscaped to prevent erosion.

9) Council may require that development proposals for sites along a water body include proof of all applicable federal or provincial permits.

10) Council will support the development of a public dock.

Implementation Guidance:

» Consider the effects of development on associated water bodies and shore lands, aquatic life and habitat.

» Minimize, mitigate, or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater.

» Integrate provincial watershed management planning considerations into local and regional planning.

» Preserve and enhance public access to water bodies, shore lands and reservoirs for recreational use.

» Ensure that water quality for human consumptive or hygienic use is not compromised by new development.
5.8 PUBLIC WORKS

Safe, reliable, and cost-effective public works contribute to potential local, regional and provincial economic growth. By providing adequate and coordinated services, outside investment and local businesses can grow with ease and add to residents’ quality of life.

The Northern Village of Sandy Bay has a well developed public works system that includes water treatment and distribution, sewerage and sanitary services, lagoon and landfill.

Capital works investment requires planning, which is mandated in The Northern Municipalities Act, 2010 to be undertaken for a period of no less than 5 years. This task is considered part of the implementation of this plan and is discussed further in section 6 PLAN IMPLEMENTATION, TOOLS AND POLICIES. Other tasks may be undertaken to contribute to the comprehensiveness of planning and investment in public works infrastructure. Undertaking as Asset Management Plan and/or a Public Works Management Plan can anticipate the most efficient way to address demand arising from growth.

As part of the Bulée Consulting Ltd. Northern Village of Sandy Bay Sewage Pumping Station Upgrades Pre-Design Report, engineers reviewed a December 2012 Community Planning Study completed by Associated Engineering Ltd. which indicates that most growth is expected to occur in the Wapiskokimaw Indian Reserve within the community. Council will include this projection in capital planning exercises and future servicing agreement negotiation.

5.8.1 WATER UTILITY SYSTEM

The Northern Village draws the municipal raw water supply from Wasawakisak Lake. The raw water is drawn to the pumphouse located on Parcel R1 Plan 63PA01456 from a the intake approximately 10 metres from the shoreline. The pumphouse is located on top of the wet well storage. The original raw water supply system was constructed in 1983, with major upgrades occurring in 2008. At the time of the upgrades, the original water treatment plant was entirely replaced.

The water treatment plant is located on Lot 3 Block 11 Plan 63PA01456 on top of two reservoirs with a storage capacity of 625,000 Litres and 843,600 Litres. The Northern Village provides water treatment and pumping infrastructure to PBCN lands through a contribution agreement that was signed in 1994. This agreement was most recently renewed in 2011.

Upgrades to the water system in 2009 such as new water pumps, an addition to the wet well and a new raw water pumping station all contribute to increased capacity for future development and a safe drinking water supply. Current capacity of the water treatment plant is 70.8L/s. It is estimated that in 2020 the peak hour demand will be 26.8L/s. The
Northern Village commissioned a new water treatment plant in July 2009, which is located on Lot 3 Block 11 Plan 63PA01456 as seen on Exhibit 2: Northern Village of Sandy Bay Aerial. The old water treatment plant was located on Lot 2 Block 11 Plan 63PA01456, adjacent to the new plant and has since been decommissioned.

The 2010 Waterworks System Assessment Report indicates a number of upgrades that are required for the water and sanitary sewer utility system. This is been addressed with the development of an engineering design report by Bulée Consulting Ltd, including recommended upgrades and implementation plans for the water treatment plant and reservoirs.

5.8.1.1 OBJECTIVES

1) Ensure residents continue to have access to clean drinking water which meets drinking water quality guidelines.
2) Establish criteria for adequate service in those areas of the Northern Village where services cannot be extended.
3) Maintain an appropriate level of water supply and ensure the potential for growth is not adversely affected.
4) Ensure compliance with provincial standards for water system design, expansion and maintenance in new and existing developments.

5.8.1.2 POLICIES

1) Council continually assess, manage, and plan the water system with consideration for:
   a. current water capacity needs;
   b. projected water supply needed for growth;
   c. long term plans for water services and fire protection in existing areas;
   d. projected plans for expansion into the urban holding district; and
   e. how growth will be accommodated within the current waterworks system.

2) The planning and development of water services will be based on:
   a. conformance with environmental legislation;
   b. the demand for services;
   c. compatibility of land uses;
   d. cumulative effects on local and regional capacities;
   e. the financial resources of the Northern Village; and
   f. the logical extension of existing services.

3) Council will ensure that development effectively utilizes existing water infrastructure and does not place an excessive burden on the municipal utility.
4) Development shall only proceed when an adequate and sustainable water source has been demonstrated.
5) To ensure sustainability, operating costs for providing water to the community will be covered through user fees, and servicing agreements for infrastructure expansion for new subdivisions.

6) Council will monitor waterworks infrastructure and Waterworks System Assessment reports to identify where collaboration with appropriate agencies is possible, to maintain and extend water and sewer infrastructure lifespan.

7) Where a subdivision will require the installation or improvement of municipal services, the developer will be required to enter into a servicing agreement with the Northern Village. The Northern Village may consider sharing in the costs of a service where the proposed service may be extended to and be provided to other areas of the municipality.

8) Council will periodically and consistently review contribution agreements with PBCN to ensure rates reflect provisions for service.

“15(1) No proposed subdivision located along or near a water supply or reservoir area or on a flood plain is to be situated:
(a) within 1500 m of the intake for a water treatment plant, or
(b) between the reservoir and a line which may be established by the proper authority for flood control or any other form of protection for a reservoir or water supply.”

The Subdivision Regulations

5.8.2 SANITARY SEWER SYSTEM

The Sandy Bay sanitary sewer collection and treatment system services the built up area of the community, and to the Wapaskokimaw Indian Reserve located on Parcel W Plan 94PA00992. Sewer services to PBCN lands within the municipality are provided through a contribution agreement, originally signed in 1994, and renewed in 2011.

The Northern Village sewage pumping system consists of 5 sewage pumping stations (SPS):
Proposed #1 and Existing #1A: Parcel R2 Plan 63PA01456
#2: Parcel C Plan 63PA01456 (across the roadway, directly east, from Lot 18 Block 5 Plan 63PA01456)
#3: Lot 21 Block 18 plan 95PA02385
#4: Parcel W Plan 94PA00992 (Wapiskokimaw Indian Reserve)
#5: Parcel ER1 Plan 99PA03313
The Northern Village has faced some challenges in the past with maintenance of the sanitary sewer pumping and treatment system. Due to this, and reported misuse by residents, the sewer system is in need of repair and upgrade. As a result, Bulée Consulting Ltd. was commissioned to develop an assessment and recommendation for the sewage pump system. The *Northern Village of Sandy Bay Sewage Pumping Station Upgrades Pre-Design Report* makes a series of recommendations which, as of the drafting of this plan, are in the process of being implemented.

The Northern Village utilizes a 2 cell facultative lagoon that operates on bi-annual release schedule. The sewage lagoon, constructed in 1993 has a primary cell capacity of 2.9 ha and a secondary cell capacity of 66,500 m$^3$. The lagoon is located approximately 1,500 metres east of SPS #1A on Parcel S Plan 94PA09456 (inset) as shown on Exhibit 1: *Northern Village of Sandy Bay Current Land Use*. Both the Associated Engineering Ltd. *Waterworks System Assessment Report, 2010*, and the Bulée Consulting Ltd. *Northern Village of Sandy Bay Sewage Pumping Station Upgrades Pre-Design Report* indicate that the lagoon is over capacity and should receive upgrades.

As of the drafting of this plan, upgrades as recommended in the Bulée Consulting Ltd. *Northern Village of Sandy Bay Sewage Pumping Station Upgrades Pre-Design Report* are being implemented.
5.8.2.1 OBJECTIVES

1) Ensure the sewage lagoon is maintained in compliance with provincial standards.
2) Ensure the provision of efficient sewage service for the health and safety of the community.
3) Maintain an appropriate level of sewage treatment capacity to ensure the potential for growth is not adversely affected.
4) Establish criteria for adequate sewage service in those areas of the Northern Village where the municipal system cannot be extended.
5) Minimize the cost of expanding pumping infrastructure into areas not easily connected to the existing sewer system.
6) Ensure that the lagoon is operated in an environmentally sensitive and safe manner.

5.8.2.2 POLICIES

1) Sites not connected to the municipal sewage system will be required to have pump-out style holding tanks on-site that are approved by Public Health.
2) Council will ensure that development effectively utilizes existing sewer infrastructure and does not place excessive burden on municipal utility services.
3) New sewage infrastructure will be planned, designed, and constructed with regard to future land use development plans, and minimize negative impacts on the natural environment.
4) The planning and development of sewer service will be based on:
   a. conformance with environmental regulations;
   b. the demand for services and the need for upgrading;
   c. the logical extension of existing services; and
   d. the financial resources of the Northern Village.
5) Council will continue to work with agencies and government ministries to implement sewage pumping upgrades.
6) Council will work with PBCN and appropriate government ministries to ensure the contribution and servicing agreements are appropriate and include consideration for maintenance and future capital upgrades.
5.8.3 LANDFILL AND SOLID WASTE

The Northern Village of Sandy Bay landfill is located on Parcel T Plan 92PA05771 as shown on Exhibit 2: Northern Village of Sandy Bay Aerial, and in Figure 16: Sandy Bay Landfill. The landfill is owned and operated by the Northern Village and serves the Northern Village, as well as the Wapiskokimaw Indian Reserve as regulated in a servicing agreement.

ENV has estimated the landfill will reach capacity in the near future. There is one staff position for general site maintenance and operation of the bulldozer to cover materials placed at the site.

5.8.3.1 OBJECTIVES

1) Reduce the amount of garbage going into the landfill, lower operational costs, and extend its lifespan.
2) Achieve compliance with environmental regulatory standards.
3) Encourage the responsible disposal of hazardous waste and potentially hazardous materials.

5.8.3.2 POLICIES

1) Council will promote waste reduction and recycling programs, where possible.
2) Council will address non-compliance issues that arise during government operation and maintenance compliance assessments as they occur.
3) Council will work with organizations, agencies, and adjacent municipalities to develop strategies for providing and enhancing effective waste management and environmental protection.
4) Council will proactively seek approvals where necessary to expand the landfill to meet capacity required by the community.
5) The Northern Village will maintain a servicing agreement with PBCN including provisions for waste collection and disposal at the landfill.
6) Council may explore the potential for partnerships with the Northern Village of Pelican Narrows, PBCN, or Mathias Colomb Cree Nation in considering a longer term regional approach for waste disposal.
5.9 TRANSPORTATION

The safe and efficient movement of pedestrian and vehicular traffic is at the centre of a well-functioning community and is essential to meeting future needs for economic growth, community development and diversification.

5.9.1 HIGHWAYS AND ROADS

The Northern Village of Sandy Bay is accessed by Highway 135 via Highway 106. The distance from Prince Albert to the junction of Highway 135 is 337 km. Highway 135 is a 120 km gravel surface secondary weight highway to Sandy Bay. Both highways are maintained in the summer and winter months.

There are approximately 6.6 kilometres of gravel roadway within the Northern Village built up area. Physical or legal access exists for most properties. There are 2 streets within the community that are legally surveyed but yet to be developed: Hay Meadow Avenue, and Wharf Avenue. Hay Meadow Avenue remains undeveloped south of Burntwood Street, to where it connects with Sandy Bay Street at Parcel PR6 Plan 85PA24914. Wharf Avenue remains undeveloped from its northernmost section where it begins at Sandy Bay Street at Lot 24 Block 5 Plan 77PA07458 southeastward to Lot 16 Block 5 Plan 77PA07458.

Future plans for the internal road-network of the community may explore the routing of heavy vehicle traffic through the Northern Village. Concern about the movement of hazardous materials through residential areas and past the school may be addressed with alternative route planning for these heavy vehicles.

Regional Area Transportation Planning Committees are a mechanism to participate in dialogue about highway infrastructure in the north. The Northern Village is within the North North East Transportation Planning Committee Area. The Committee’s purpose is to provide the Ministry of Highways and Infrastructure (MHI) with strategic recommendations about infrastructure investment based on the social and economic goals of the region.
5.9.1.1 OBJECTIVES

1) Create a transportation network that is safe and sufficient for all users including pedestrians, cyclists and motorized vehicle drivers.
2) Promote alternative modes of transportation to reduce energy use and air pollution, increase healthy lifestyles, and improve safety.
3) Construct and maintain safe intersections.
4) Ensure all sites and areas have adequate and appropriate physical or legal access for emergency response purposes.
5) Create a road system where location and design promotes safe driving speeds.
6) Ensure all streets and roads have adequate and appropriate signage.
7) Maintain and improve roads, supporting future physical and economic development plans.
8) To participate in activities and dialogue with appropriate ministries that improves the quality of the local and regional highway transportation system.

5.9.1.2 POLICIES

1) Traffic will be monitored to ensure traffic signs are erected at appropriate locations and speed limits are suitable.
2) Council will regulate sight triangles in the Zoning Bylaw to improve sightlines and safety at Northern Village intersections.
3) Council will finance new road construction and existing road improvements through a variety of methods including subdivision servicing agreements.
4) New roads will be planned and constructed with regard to future land uses, development plans, and the provision of suitable access.
5) Developers of new subdivisions will be required to enter into a servicing agreement that prescribes standards for new road construction.
6) Council will facilitate the completion of Hay Meadow Avenue and Wharf Avenue through development proposals or other opportunities as they arise.
7) Council will ensure that Northern Village interests are represented within the regional and provincial transportation strategies by participating in the regional Area Transportation Planning Committee or similar group.
5.9.2 AIR TRAVEL

Sandy Bay Aerodrome (Transport Canada Location ID CJY4) is located north of the municipal boundary on Parcel P Plan 84PA20365. The Province has title to Parcel P as seen on Figure 7: Northern Village of Sandy Bay Property Ownership (inset) and the aerodrome is operated by MHI. Sandy Bay is a registered aerodrome, but is not certified. There are no scheduled commercial flights from Sandy Bay.

There is a 3000 foot treated gravel runway with good surface conditions. The Sandy Bay Aerodrome is well lit and provides 24 hour Medevac service.

Airport users include RCMP, Transwest Air, Jackson Air and general and mine charters.

Scheduled flights are available at the Flin Flon, Manitoba airport approximately 188 km away by road. The airport is owned and operated by the City of Flin Flon and has regular service available to The Pas, Manitoba and Winnipeg, Manitoba daily.

The float plane base, called Sandy Bay Water Aerodrome is operated by Ross Air Service is located on Parcel B Plan 63PA01456. The Northern Village has title to this parcel and leases it to the float plane operator.

The float plane base provides transportation for outfitters, wild rice harvesters, recreation users, and is also available for emergencies.

<table>
<thead>
<tr>
<th>Community</th>
<th>General Information</th>
<th>Annual Aircraft Movements</th>
<th>Aircraft Based at Airport</th>
<th>Annual Operating/Maintenance Costs</th>
<th>Capital Upgrades Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandy Bay</td>
<td>General charter, Medevac, transport of workers to northern mine sites</td>
<td>1,600</td>
<td>0</td>
<td>$40,080</td>
<td>$17.3 M</td>
</tr>
</tbody>
</table>

Source: Saskatchewan Aviation Council.
5.9.2.1 OBJECTIVES

1) Ensure the safe and sustained operation of air transportation services in the Northern Village.

5.9.2.2 POLICIES

1) Council will protect the integrity of the aerodromes and flight paths when making future land use decisions, to ensure their continued viability.
2) Council will work with MHI and support ministry efforts to expand or improve services available to the community.
3) Council will work with MHI to identify future air transportation needs of the community as it grows.
4) The Northern Village will permit float plane operations within the recreation and park district of the Zoning Bylaw, to ensure continued operations and provide for commercial and tourism opportunities, and protecting the natural environment. Council will support appropriate land uses adjacent to the float plane base and the airport to ensure their continued viability.
6 PLAN IMPLEMENTATION, TOOLS AND POLICIES

This OCP establishes the policies that are expected to meet anticipated future growth within the financial and servicing capacity of the Northern Village. The policies in this plan will serve as a guide for more detailed planning and servicing. To ensure the effectiveness of this OCP in meeting the overall community objectives, Council will monitor the needs and wishes of the community to evaluate this OCP’s continued appropriateness.

The orderly and sustainable development of a community relies upon the strong policy basis that this OCP provides. The Zoning Bylaw will assist the implementation of this plan through regulation of physical development within the municipality.

6.1 ZONING BYLAW

Subsequent to the policies within this OCP, the Zoning Bylaw will control the use of land. The Zoning Bylaw establishes and prescribes uses and regulations for distinct zoning districts. Regulations will vary in each district but the policies and provisions will be consistent with this OCP.

6.1.1 MINOR VARIANCES TO THE ZONING BYLAW

Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in implementation and of providing timely development decisions. Council may approve the variance if the general intent of this OCP and Zoning Bylaw are maintained. The PDA will identify how site standards may be varied. The Zoning Bylaw will establish a procedure for processing and recording of minor variance applications.

“(a) A minor variance may be granted for variation only of:

(i) The minimum required distance of a building from the lot line; and
(ii) The minimum required distance of a building to any other building on the lot;

(b) the maximum amount of minor variance ... must not exceed a 10% variation of the bylaw requirements...

Section 60 (1) of the Planning and Development Act, 2007
6.1.2 REZONING OF LAND

Council will consider the following factors when dealing with applications to rezone, subdivide, and develop land:

1) Conformity to this OCP.
2) Suitability of the site for the proposed development.
3) Compatibility of existing adjacent land use.
4) Provision of dedicated lands as may be required for subdivision.
5) The Northern Village physical and financial capability to support development.
6) The adequate provision and timing for development of municipal services.
7) The completion of a servicing agreement for onsite and offsite services.

6.2 SUBDIVISION AND CONCEPT PLANS

The Northern Village directs and supports the subdivision of land through this OCP and Zoning Bylaw. Council will apply the tools provided in these documents to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over municipal agreements and leases.

Concept plans may be required by the municipality or approving authority. Concept plans will demonstrate:

1) Preliminary plans for proposed development.
2) The phasing of development.
3) Street and lot layouts, land use, and density of development.
4) The location of any school site, park, or pathway.

Development will proceed at a rate which meets requirements for future growth. This will involve phased development that:

1) Occurs in an efficient and cost effective manner taking into consideration the Northern Village capital works program and financial capability.
2) Is orderly and geographically contiguous (insofar as practical).
3) Provides sufficient land so that market demands for land are met.

6.3 SERVICING AGREEMENT

Where Council requires a Servicing Agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. This agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and their customers.

Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

6.4 DEVELOPMENT LEVIES AND AGREEMENTS
The Northern Village may pass a Development Levy Bylaw to be able to use development levies for the purpose of recovering all or part of the Northern Village actual costs as permitted in section 169 to 170 of the PDA. Development Agreements may be required in accordance with section 171 if the PDA.

6.5 BUILDING BYLAW
In accordance with section 7 (1) of The Uniform Building and Accessibility Standards Act, the Northern Village will ensure that building construction is regulated so that new construction is physically acceptable and meets minimum safety requirements. A building bylaw controls the minimum standard of construction through the issuance of permits.

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

1) Facilitate urban development including public facilities.
2) Provide affordable housing.
3) Facilitate the relocation of non-conforming uses.
4) Establish lot prices based on the recovery of development cost.

6.7 CAPITAL WORKS PROGRAM
In accordance with section 177(1) of The Northern Municipalities Act, 2010, Council will:

“prepare and adopt a capital works plan for a period of not less than 5 years, including the current year, showing the estimated capital cost of and the proposed sources of financing for each capital work for each year of the plan”.

The Capital Works Plan will be coordinated with the policies contained in this OCP and ensure the effective and efficient control of development and public spending.

Capital assets to be included in this plan are, but are not limited to: facilities such as public work workshops, administration offices, libraries; equipment such as graders, and computers; and engineering structures such as roads, and water distribution systems. The 5-year planning term aids the Northern Village in identifying and prioritizing projects based on their expected benefits to the community, their financial capacity, and where outside funding sources are available or should be sought.
6.8 ASSET MANAGEMENT

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

Asset Management Plans are used to:

1. Develop and maintain asset inventories of municipal infrastructure.
2. Reduce the overall life cycle cost of infrastructure.
3. Provide risk assessment of the infrastructure system.
4. Identify critical assets and the impacts with a loss of service.
5. Maintain and manage infrastructure assets at appropriate service levels.
6. Monitor standards and service levels to ensure that they meet community goals and objectives.
7. Establish infrastructure replacement strategies through the use of full life cycle costing principles.
8. Financially plan the maintenance of assets to deliver appropriate service levels and extend the useful life of assets.
9. Establish stable, long-term budgeting processes to replace, renew or decommission assets.
10. Incorporate asset management into other corporate plans.

6.9 MONITORING AND AMENDMENT

The implementation framework for this OCP can be split into three main categories: Committees, Tasks, and Review. The implementation of this OCP will reach beyond the tasks provided here and rely on sustained efforts to monitor and achieve municipal goals.

Committees

Council Committees are indispensable to the efficient execution of municipal management and decision-making and provide an established method to integrate the actionable goals of this OCP. Council Committee mandates may be extended, where appropriate and timely, to perform related tasks and report to Council as a whole.
It is important that each committee recognize the importance of engaging with the appropriate groups when undertaking tasks as set out by this OCP and Council. This community building process is prepared on the foundation of communication and respect, and will have positive impacts when continued through this implementation phase.

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

Tasks

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

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

Action Plans are a valuable tool for achieving implementation success. Council will undertake action planning where appropriate to reach future growth goals and execute policies.
Tasks that **will** be undertaken in the execution of this OCP and its policies include, but are not limited to:

- Capital Works Plan: *mandatory 5-year capital planning document estimating capital costs and expected sources of funding for each capital work*.

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

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

**Review**

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

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

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

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

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

Council will conduct periodic review of the OCP in its entirety, at least once every 5 years.

Amendment

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

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

EPWL…………………………………………………………………...Estimated Peak Water Level
ENV……………………………………………………………………….Saskatchewan Ministry of Environment
MCRHR..........................................................Mawawetan Churchill River Health Region
MHI…………………………………………………………………………Ministry of Highways and Infrastructure
NLSD.............................................................Northern Lights School Division No. 113
NSAD.............................................................Northern Saskatchewan Administration District
OCP ....................................................................Official Community Plan
PDA ......................................................................Planning and Development Act, 2007
RCMP.............................................................Royal Canadian Mounted Police
SBE.............................................................Safe Building Elevation
SHC.............................................................Saskatchewan Housing Corporation
SPI ......................................................................Statements of Provincial Interest
SPS.....................................................................Sewage Pumping Station
WTP......................................................................Water Treatment Plant

Definitions

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

Administrator - the Administrator of the Northern Village of Sandy Bay.

Approving Authority - the Saskatchewan Minister of Government Relations.

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

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

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

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

Built Up Area - the serviced area of a municipality that contains the majority of residential settlement, not necessarily following jurisdictional boundaries.
Community Capacity - the skills and abilities of people and community groups to take effective action and leading roles in the development of their communities; the social capital of a community.

Council - the Northern Village of Sandy Bay elected Council and Mayor.

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

Development Officer - an individual hired by the Northern Village of Pinehouse to review proposals in the context of the Zoning Bylaw, 2013, or to enforce the regulations set forth in the Zoning Bylaw.

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

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

ENV or Ministry of Environment - the Saskatchewan ministry responsible for duties related to management of Crown lands and the natural environment; the provincial agency that acts as authority in the matters of environment within provincial jurisdiction.

Hazard Land - land that may be prone to flooding, slumping, landslides, erosion, any other instability, or is located within a floodplain or watercourse. May also include contaminated lands.

Infill Development - building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning our cities to be environmentally and socially sustainable.

Infrastructure - physical structures and facilities needed for the operation of a community (such as roads, water pipes, lifts stations, etc.).

Inter-municipal Cooperation - joint provision of public services between municipalities or entities, who are normally but not necessarily neighbours.

Landscaping - the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site, or to provide a visual screen consisting of any combination of the following elements:
Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass, and ground cover; or

Hard landscaping consisting of non-vegetative material such as concrete, unit pavers, brick pavers, or quarry tile, but does not include shale or asphalt.

**Mayor** - the elected Mayor of the Northern Village of Pinehouse.

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

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

**Northern Municipalities Act, 2010** - a provincial act respecting Local Government in Northern Saskatchewan.

**OCP or Official Community Plan** - document formally adopted by a Municipal Council to provide a comprehensive policy framework to guide the physical, economic, social, and cultural development of, or any part of, the municipality over a long-term horizon.

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

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

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

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

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

**Shoreline** - the edge of a body of water; also referred to as lakeshore, beach, or lakefront.
**Sight Triangle** - a regulated triangular setback for any structures at an intersection to ensure road user visibility and safety; formed by a measured distance 6.1 m (20 ft) from the meeting point of two roads and a third line completing the triangle.

**SPI or Statements of Provincial Interest** - pursuant to the *Planning and Development Act, 2007*, a set of identified interests of the province which provide a regulating framework for planning and development decisions for the Province of Saskatchewan; represents advice given to municipalities by Municipal Affairs.

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

**Water Supply** - the location within the municipality in which the Northern Village of Pinehouse attains its municipal drinking water.

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

**Zoning Bylaw** - a legislative device designating permitted uses of land based on mapped zones which separate one set of land uses from another; may be use-based (regulating the uses to which land may be put), or it may regulate building height, lot coverage, and similar characteristics, or some combination of these.

**Zoning District** - a specifically delineated area of the municipality within which certain uniform requirements or regulations, or combinations thereof govern the use, placement, spacing, and size of land structures.
References


Bulee Consulting Ltd. (July 3, 2001) Engineering Report, Correspondence.


Sandy Bay Memorial Beach Project. Facebook page accessed February 2014: <https://www.facebook.com/groups/sbmbp/>

SaskTel, “High Speed Basic Internet Communities”. Accessed December 2011: <http://www.sasktel.com>


Photos: *Planning for Growth North*