

Resort Village of Sunset Cove

Official Community Plan

Bylaw No. ____/2024



OFFICIAL COMMUNITY PLAN
THE RESORT VILLAGE OF SUNSET COVE
BYLAW NO. #___/2024

A Bylaw of the Resort Village of Sunset Cove to adopt an Official Community Plan.

Whereas the Council of the Resort Village has authorized the preparation of an Official Community Plan pursuant to Section 29 of *The Planning and Development Act, 2007*, Chapter P-13.2 (hereinafter referred to as *The Act*);

Whereas Section 35 of *The Act* provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of *The Act*;

Whereas, in accordance with Section 207 of *The Act*, the Council of the Resort Village of Sunset Cove held a Public Hearing on _____ in regards to the proposed bylaw, which was advertised in a *The Last Mountain Times* on _____, and email notice sent to the residents on _____ in accordance with the public participation requirements of *The Act*;

Therefore, the Council for the Resort Village of Sunset Cove in the Province of Saskatchewan, in an open meeting hereby enacts as follows:

Bylaw No. #21/87, known as the Resort Village of Sunset Cove Basic Planning Statement, as amended, is hereby repealed. This bylaw may be cited as "The Resort Village of Sunset Cove Official Community Plan."

The Official Community Plan (OCP) is adopted to provide a framework to guide and evaluate future development within the Resort Village in accordance with OCP policies. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this__ day of _____ 2024. Read a second time this__ day of _____, 2024. Read a third time this _____ day of ___ 2024.

(Mayor)

(Administrator)

(Minister of Government Relations)

(Date)

This plan was reviewed and approved by:



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Section 1 – Introduction

1.1 PURPOSE AND AUTHORITY OF AN OFFICIAL COMMUNITY PLAN

All Saskatchewan communities require an Official Community Plan (hereinafter referred to as the “OCP”). If a community fails to adopt such a document, the Minister of Government Relations can direct Council to prepare and adopt one to achieve consistency with the Statements of Provincial Interest. The Resort Village of Sunset Cove (hereafter referred to as the “Resort Village”) established a Basic Planning Statement by Bylaw #21/1987. The Basic Planning Statement indicates that revisions would be required as our community evolved and our community’s vision changed.

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007* (hereinafter referred to as “The Act”), the Resort Village has prepared and adopted an OCP to provide long-term strategic direction for managing future growth and development over the next 25 years.

The OCP is a comprehensive policy document that establishes the Resort Village’s vision for the future and a framework for the physical, environmental, economic, social, and cultural development of the municipality. It establishes the community’s objectives and policies to address development, land management, growth, sustainability, and provincial interests within the municipality.

It is to guide for future decision-making and administrative procedures. All other related Resort Village policies, standards, and bylaws shall reflect the direction of the OCP. Should there be any direct conflict with another Resort Village policy or bylaw, then the position that aligns best with the OCP will prevail. The OCP must also be consistent with *The Statements of Provincial Interest Regulations* (SPIs) and all other provincial land use policies.

1.2 LEGISLATIVE REQUIREMENTS

1.2

The legislative requirements for an OCP are established in Section 32 of *The Act* and must include policy in regard 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, slope, and instability;
- e. The management of environmentally sensitive lands;
- f. The co-ordination of land use, future growth patterns, and public works with adjacent municipalities;
- g. Source water protection;
- h. Implementation of the OCP;

- i. The coordination of land use, future growth and public works with adjacent municipalities the provision of municipal reserve for school purposes; and
- j. The management of lands that are in proximity to existing or proposed railway operations.

In addition to the legislative requirements, the Resort Village may also include:

- a. Statements of policy relating to the physical, environmental, economic, social, or cultural development of the municipality that the Council considers advisable;
- b. Statements of policy regarding the use of dedicated lands;
- c. A map or series of maps that denote current or future land use.

1.3 IMPLEMENTATION

The Zoning Bylaw will be the primary tool for implementing the objectives and policies of the OCP, and will be adopted in conjunction herewith by the Resort Village.

The purpose of the Zoning Bylaw is to control the use of land within Council's jurisdiction in order to provide for the amenity, health, safety, enjoyment, and general welfare of residents and visitors of the Resort Village.

The Zoning Bylaw will implement the land use policies contained in this OCP. Regulations will govern the range of uses, site sizes, setbacks, building locations, building types and sizes, and any other relevant development standards in accordance with *The Act*.

Amendments to the Zoning Bylaw shall only be considered when consistent with the OCP. No development which is inconsistent with the OCP shall be permitted.

The application requirements and procedures for development permits, for permitted uses and discretionary uses, as well as for development appeals and minor variances, shall be contained in the Zoning Bylaw.

This OCP is binding on Council and all development and land use in the municipality.

Words or phrases used in the OCP have the same meaning as they have in *The Municipalities Act*.

Policies will need to be interpreted from time to time. Interpretations are permitted without amendment to this Plan provided that they do not contradict the intent and are in substantial conformance with this Plan.

1.4 SCOPE

The scope of the OCP is intended to address land use over the next 25 years.

The objectives and policies contained in this OCP apply to the entire area within the boundaries of the Resort Village.

1.5 BACKGROUND

The Resort Village was incorporated on January 1, 1983. Census information at that time established the summer seasonal population at 169 persons. On January 1, 2024, the Resort Village had a permanent population of 21 persons and 51 lots. The Resort Village is the third smallest resort village in Saskatchewan.

The Resort Village is located on Last Mountain Lake, which forms part of the Qu'Appelle Valley System and borders a major recreational resource in southern Saskatchewan. The close proximity of the Resort Village to the City of Regina and other urban areas, and the popularity of the Lake, have made the Resort Village a popular residential resort community.

Control of development in the Resort Village began in 1977 when the Last Mountain Lake Special Planning Area Commission introduced zoning regulations. The Resort Village, which was then part of the R.M. of McKillop No. 220 (hereinafter referred to as the "R.M.") was represented on the Commission by the representative of the R.M. Upon receiving Resort Village status in 1983, the Resort Village was able to appoint a representative to the Commission. In 1984, the Commission adopted a Development Plan for the Last Mountain Lake Planning District. Together, with the Zoning Bylaw, these formed the land use controls to provide for planned development in the Planning District.

The Council of the Resort Village (hereafter referred to as the "Council") had been administering this development plan and the Zoning Bylaw since the withdrawal of the Resort Village from the Last Mountain Lake Planning District in June 1985. In 1987, the Resort Village adopted a Basic Planning Statement. Since that time, the Resort Village's population, development requirements, land use, environmental concerns, slope stability awareness, provincial legislation, and the direction for growth has changed. The need for an OCP was identified in order to keep the community viable, to comply with legislative requirements, and fulfill the vision of the residents towards the community's future.



1.6 RESORT VILLAGE BOUNDARIES

The boundaries of the Resort Village have changed on two occasions since 1983:

- a. In 2008, surface parcel #161595478 was amalgamated from the R.M. into the Resort Village, and became Block A, Plan 101888107.
- b. On July 22, 2013 the Minister of Government Relations issued a Minister's Order expanding the Resort Village's southern boundary from the bank of Last Mountain Lake to the north boundary of NW 21-21-22 W2 (See **Appendix A - Land Use Map**). This area enabled the Resort Village to continue to be good stewards of Last Mountain Lake, and ensure the Lake's riparian area and shoreline was better protected from environmental stresses and harmful activity/development. It also provided the Resort Village with the legislative authority to pass bylaws and policies to protect and enhance the shoreline.

The Resort Village has no plans or ability to expand in area. There is:

- a. Private farmland to the **east** of the community;
- b. Rolling glacial till topography to the **north** of the community;
- c. The R.M. hamlet of SunDale situated to the **west** of the community; and,
- d. Last Mountain Lake situated to the **south** of the community.

1.7 DEFINITIONS

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

The Resort Village's Zoning Bylaw may exempt certain forms of development from requiring a development permit.

The definitions contained in the Resort Village's Zoning Bylaw No. 2024 - ???? shall apply to this OCP.

Section 2 – Community Vision and Principles

2.1 DESCRIPTION

The Resort Village is a safe, accessible, attractive, four-season resort community on the shores of Last Mountain Lake. Residents and visitors appreciate the spacious, well-designed, low-density environment. The Resort Village is a quiet community with ample green space and a deep appreciation for its natural amenities and proximity to the Lake.

2.2 OBJECTIVES

- a. Provide a safe, accessible, four-season residential resort community for the residents.
- b. Maintain the spacious, well-designed, and manicured appearance of the Resort Village.
- c. Maintain a quiet, low-density residential community.
- d. Encourage the development of vacant lots in a manner that is consistent and compatible with existing development.
- e. Encourage the growth of a year-round population within the Resort Village.
- f. Encourage and support infrastructure improvements to keep the community safe and accessible year-round.
- g. Support the creation of additional green spaces and recreational facilities within the Resort Village.
- h. Make land use decisions that will reflect sound environmental practices.
- i. Make land use decisions that will, insomuch as possible, mitigate the effects of ground movement, slumping, shoreline erosion, flooding, and wildfires.
- j. Continue to promote community partnerships with our neighbouring municipalities, community organizations, and governments at all levels. These partnerships will secure safer communities, leverage mutual resources and assets, and provide for regional programs, services and facilities that will enhance the quality of life for every resident in the region.
- k. Continue to work with the Water Security Agency and the Last Mountain Lake Stewardship Group and adopt practices and policies that will not negatively affect the water quality of Last Mountain Lake or its ecosystem.
- l. Continue our relationships with our neighbouring First Nations communities

regarding the monitoring and addressing of water quality concerns.

- m. Promote a strong sense of community within the Resort Village through community events, social engagement, and volunteerism.
- n. Ensure that land use decisions reflect sound fiscal management practices and balance the needs of the community within budget realities.
- o. The Resort Village will maintain collaboration with the four neighbouring resort villages on a number of items. The Resort Village will share information and pursue partnerships with several different First Nation Organizations, such as the File Hills Qu'Appelle Tribal Council and Pasqua First Nation.

2.3 POLICIES

- a. The Resort Village encourages the construction of single-family housing on all unoccupied lots.
- b. Upgrading seasonal cottages to four-season dwellings will be encouraged by Council with the goal of increasing the number of permanent residents residing within the Resort Village.
- c. Land uses, development, and social activity shall contribute positively to the physical, mental, social, economic, and environmental health and well-being of the Resort Village.
- d. The Resort Village will strive to be a safe, accessible, and equitable location for residents of all ages, abilities, and backgrounds.
- e. The Resort Village recognizes that the natural environment surrounding the community is its greatest asset. The Resort Village will consider all means available to protect the integrity of the area and maintain the quality and health of Last Mountain Lake, and its ecosystem.
- f. The Resort Village will work in collaboration with its neighbours.
- g. Council will recognize the need for community participation in planning and development processes so community members can have their say in making important decisions for the future of the Resort Village.

Section 3 – Statements of Provincial Interest

This OCP was developed incorporating, insofar as is practical, applicable provincial land use policies and Statements of Provincial Interest (SPI). The Resort Village will continue to implement, policies and update bylaws in conformance with the current *Statements of Provincial Interests Regulations* and in cooperation with other applicable provincial ministries/agencies. The following table shows the compliance with applicable SPIs for

the Resort Village:

Applicable Provincial Interest	Compliance
Biodiversity and Natural Ecosystems	Various policies and bylaws are in place to protect all environmentally sensitive lands, to help prevent shoreline erosion, to protect wildlife, and to reduce negative impacts on Last Mountain Lake.
First Nations and Metis Engagement	Files Hills Tribal Council and Pasqua First Nation are regularly contacted regarding the shared concerns of the water quality of Last Mountain Lake.
Heritage and Culture	Guiding principles, objectives, and policies are in place to protect and maintain the character and heritage of the Resort Village.
Inter-municipal Cooperation	The OCP contains policies to encourage partnership with other municipalities and share resources, including cost sharing.
Public Safety	Policies and bylaws are in place to minimize risk of ground slumping, wildfires, and flooding, which represent the highest public safety risks. Safety awareness initiatives, traffic-safety programs, and pest management practices are all in place.
Public Works	Bylaws and policies are in place regarding both solid and liquid waste disposal, road maintenance, snow removal, dust suppressant, tree trimming, and maintaining the beach.
Recreation and Tourism	The Resort Village provides numerous recreational amenities throughout the resort. The Resort Village built and maintains a publicly assessable year-round access to Last Mountain Lake.
Residential	The primary objective of the Resort Village is to maintain the spacious, single-family, residential character and appeal of the community, to protect property values, and ensure all applicable building standards, geotechnical considerations, and construction codes are followed.
Shore Land and Water Bodies	Maintaining and protecting the integrity of the Lake and shoreline is a high priority for the Resort Village. The resort village expanded its boundaries in 2013 to have more control over the protection of the Lake, the shore and this ecosystem. The Resort Village is an avid supporters of the Last Mountain Lake Stewardship Group and uses environmentally friendly and EPA approved products when possible. Aquatic Habitat Protection Permits are obtained when required and complied with.

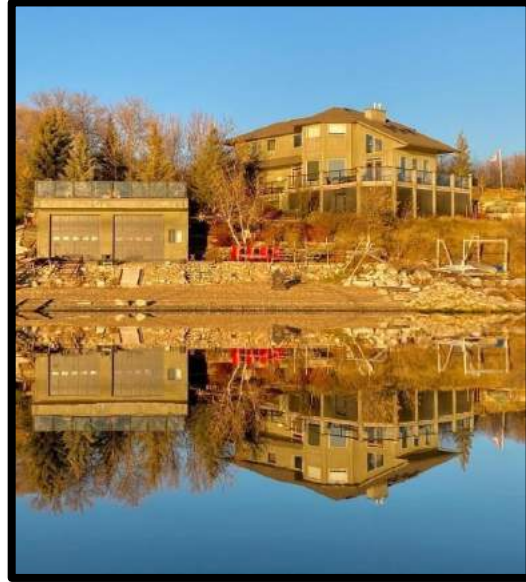
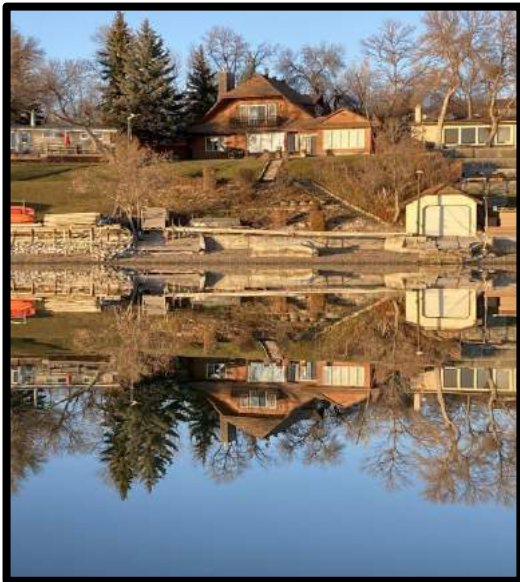
Source Water Protection	The Resort Village has no commercial or industrial activity which may pollute the subsoil. The potable water supplies are obtained from Last Mountain Lake, hauled from either the R.M.'s community well or the Village of Siltou, or delivered by local contractors.
Transportation	An enhanced traffic safety plan has been implemented by the Resort Village. The Resort Village is in continual discussions with the R.M. regarding road safety matters. There are no train tracks within a radius of several kilometers of the Resort Village.

Section 4 – Land Use

4.1 RESORT RESIDENTIAL

4.1.1 DESCRIPTION

The character of the dwellings within the Resort Village is a mixture of older seasonal cottages and modern well-designed homes. All dwellings located within the Resort Village are required to be well maintained and have neatly manicured properties.



4.1.2 OBJECTIVES

- a. The Resort Village has a spacious residential character, which shall be maintained as the community standard when considering any future construction and development within the community.
- b. It is an objective to encourage year-round residency within the Resort Village.

- c. The Resort Village will maintain a quality and character comprised of low-density, single-family residential development within the Resort Village.
- d. The character, appeal, and safety of the community will be maintained through the appropriate storage of materials, equipment and vehicles, and with timely maintenance and upkeep of all properties. Proper maintenance and storage practices can help to mitigate the already high-risk threshold for fire damage, given limited fire suppression tools available within the community, and the response time required by any fire service.
- e. The Resort Village is bound by legislation to ensure that all buildings within the community conform to Part 9 of the *National Building Code* and related codes and statutes. These include, but not limited to the Plumbing, Electrical and Fire Codes of Canada and Saskatchewan.
- f. Council's responsibility has evolved to being committed to providing services necessary to support all residents, and their families, on a year-round basis. The Resort Village supports development of utilities, services and public works projects that improves and enhances the existing character and quality of the community, and provides essential year round services, while fostering future sustainability and overall improvement of quality of life, all within the context of fiscal capacity.

4.1.3 POLICIES

1. COMMUNITY CHARACTER

- a. All new primary building development must be a structure suitable for year-round (4-season) habitation.
- b. Recreational vehicles, camper trailers, mobile homes, manufactured homes, park trailers, shipping containers, sea-cans, tiny homes, fabric-walled structures, straw-bale structures, semi-permanent structures, or any structures similar in nature to these, will not be permitted to be used as a principal building, or a storage facility within the boundaries of the Resort Village.
- c. Properties located within the Resort Village, which do not have a principal building situated upon that property, cannot be used for camping purposes, recreational vehicle use, or the parking/storage of unlicensed vehicles.
- d. Any development which detracts from the well-designed, low density appearance of the Resort Village, in the opinion of the Council, will not be issued a Development Permit.
- e. All development shall meet the requirements of the Resort Village Zoning Bylaw.
- f. Development Permit applications may be required to include information regarding the impact of the development on ground movement, drainage patterns or bank destabilization.
- g. The Resort Village shall encourage owners of vacant lots to develop them.
- h. The Resort Village shall support and encourage owners of seasonal cottages to

upgrade them to four-season residences.

- i. The Resort Village shall consult and collaborate with the Water Security Agency, the Last Mountain Lake Stewardship Group and other appropriate provincial and municipal authorities and adopt measures and practices that protects the health of Last Mountain Lake.
- j. Applications for subdivision will be evaluated against the impact it would have on existing character and on the aesthetics of the Resort Village.
- k. To preserve the aesthetics of the Resort Village by adopting policies and bylaws that contribute to the Resort Village's well-manicured and upscale appearance.
- l. The bylaws of Council shall permit the construction of principal buildings that are permanent, non-seasonal, single-family residential buildings. All principal buildings shall be of a minimum size and standard as established within the Zoning Bylaw.
- m. Sheds and other accessory buildings must be built and maintained to prevent skunks, porcupines, rodents and other unwanted pests from residing within or beneath them.
- n. To maintain the well-designed residential character of the Resort Village, Council shall not approve the installation of transmission towers, wind turbines, large antennas, or other similar structures if they are likely to:
 - i. Detract from the well-designed appearance of the community;
 - ii. Pose a safety risk to others if they topple;
 - iii. Block the view of other residents;
 - iv. Create noise that can be heard away from the property they are installed on; or
 - v. Create a hazard to wildlife.
- o. Council will consider the impact any development will have on neighbouring residences. Unless required by *The Act*, or otherwise authorized by the Zoning Bylaw, Council will not be required to approve any development that will have a negative impact on the Resort Village or on a neighbouring property.
- p. The Resort Village will employ the services of licensed building inspectors to assure compliance with all required provincial and national building codes.
- q. Community Planning is the approving authority for subdivisions within the Resort Village. However, Council provides comments on all applications for subdivisions within the Resort Village. In reviewing all subdivisions, the Council shall consult this OCP to determine if the subdivision is consistent with the long-term objectives and the desired pattern of development. All subdivisions must conform to the Zoning Bylaw
- r. Through the Zoning Bylaw, Council has the power to directly influence subdivision and development in the Resort Village.
- s. Trees on all residential sites in the Resort Village shall be retained in a neat, tidy and healthy condition. Trees located within the Resort Village help mitigate

slumping and ground movement. The clear cutting of trees from any site is strictly prohibited. The cutting of any tree or bush on Resort Village property is prohibited without written consent of Council.

- t. In instances where a building is moved to a location within the Resort Village, the applicant shall demonstrate to the satisfaction of Council that existing trees within the right of way of the proposed transit route will not be unduly affected but retained in their natural state, prior to the issuance of any required permits.
- u. Only one principal building will be permitted on a residential lot. The Resort Village shall restrict the number of accessory buildings permitted upon any lot taking into consideration:
 - i. The size of the lot they are to be established upon;
 - ii. The size and intended use of the accessory building;
 - iii. The location where they are to be situated;
 - iv. Visibility from neighbouring yards;
 - v. Visibility from the front of the property;
 - vi. The number of pre-existing buildings on the lot;
 - vii. Concerns raised by other ratepayers.
- v. The amalgamation of two adjacent lots into one single lot will not be permitted unless a principal building will straddle the property line that previously separated these two parcels of land.

2. SAFETY

- a. Development shall protect the integrity of the bank and shoreline, and enhance the ecosystem surrounding our Resort Village.
- b. The Resort Village was developed along the slopes of the Qu'Appelle Valley, on a landform that was identified as Old Valleyside Slump Blocks. The existence of these Slump Blocks has been confirmed and such geological characteristics are very pertinent when considering any development.
- c. Slump blocks are stable if they are undisturbed or if excessive weight is not distributed along the top of any such slump block. A major component of any development decisions in the Resort Village of Sunset Cove is the understanding of the limitations that slump blocks may have on development.
- d. The excessive watering of lawns will contribute to land instability and bank failures and is prohibited.
- e. Development will only occur in a manner that is unlikely to significantly affect the sensitive valley side slopes or a neighbouring property. A determination will be made whether a geotechnical report will be required for each Development Permit application received.
- f. The Resort Village will prohibit developments that are likely, in the opinion of a ground engineer, to contribute to slope instability.
- g. Bylaws and policies will be implemented to lessen the likelihood of ground

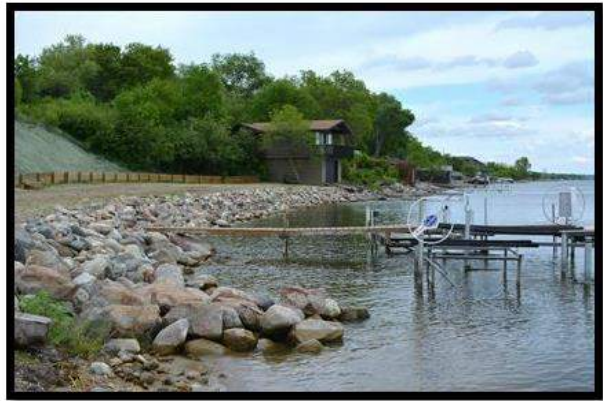
movement with the boundaries of the Resort Village.

- g. When a geotechnical report is required for development, it requires a detailed site investigation conducted by a qualified geotechnical engineer registered in the Province of Saskatchewan. The cost of the geotechnical report will be the responsibility of the applicant seeking a Development Permit.
- h. Development Permit applications for additions or alterations to a principal building, that will notably increase the size or weight of the principal building, will require a geotechnical report to be attached.
- i. Drainage patterns are always a concern for the Resort Village. Any development that is likely to alter an existing drainage pattern of surface water shall require a Development Permit to ensure the development does not negatively affect neighbours and other properties.
- j. Residual risk of flooding can be decreased considerably with updated flood risk assessments to restrict development in flood plains. Provincial legislation requires that all building developments must be flood proofed to the Safe Building Elevation (SBE) as calculated by Saskatchewan Water Agency or by a qualified professional. The SBE is the Estimated Peak Water Level (EPWL) for a 1:500 year condition, plus an additional Freeboard Safety (FS) above that elevation. Development of buildings within the Resort Village, that are located within the floodway of the 1:500 year flood elevation of Last Mountain Lake, shall be prohibited, unless flood proofed to the SBE.
- k. The Water Security Agency (WSA) will be the primary source for technical advice in determining whether a proposed development may be prone to flooding issues, including whether the land is located within the 1:500 year flood elevation and whether mitigation strategies or flood-proofing are required.
- l. The Saskatchewan Water Security Agency (WSA) will assist and provide the Safe Building Elevation whenever possible. Any costs required to determine the Safe Building Elevation will be the responsibility of the applicant or developer.
- m. No Development Permit for a building or for an addition to a principal building will be issued unless the building is situated above the Safe Building Elevation. Any existing building may be replaced or expanded subject to appropriate flood proofing measures being provided. For the purpose of our Zoning Bylaw and the OCP, appropriate flood proofing measures shall mean:
 - i. That the building(s) be designed to prevent structural damage by flood waters.
 - ii. The first floor of the building(s) shall be constructed above the designated flood design elevation.
 - iii. All mechanical and electrical equipment within a building shall be located above the designated design elevation.
 - iv. Sufficient erosion/slope stability measures are established to protect the building and all land disturbed during the development.

Flood Damage (2011)



(Shorelines were washed away)



After the damaged boathouses were removed, a shoreline development project was undertaken (2013 – 2014) to beautify and protect our community and enhance the water quality of Last Mountain Lake.

3. DEVELOPMENT PERMITS

- a. Development Permits are the mechanism that the Resort Village uses to monitor and regulate development within its boundaries to ensure all development complies with the OCP and Zoning Bylaw.
- b. Any structure built or placed upon any land within the Resort Village is a development and a development permit will be required, unless specifically exempted within the Zoning Bylaw.
- c. All development must obtain a development permit prior to beginning a project.
- d. A development permit is required for all structural modifications beyond what is considered general maintenance or upkeep.
- e. Development permits are separate and apart from building permits. Development within the Resort Village may or may not require a subsequent building permit, dependent upon the scope and nature of the proposed development.
- f. Development permit applications for accessory buildings may not require a geotechnical report and this requirement will be decided by Council after determining:
 - i. Where on the property the development will occur;
 - ii. The size and weight of the proposed development;
 - iii. The closeness to adjacent properties;
 - iv. The impact the development may have on existing drainage patterns.
- g. The Resort Village will employ the services of licensed building inspectors to assure compliance with all required provincial and national building codes.

4. TEMPORARY ACCOMMODATION

- a. The Resort Village is not a seasonal camping location/destination.
- b. Camping or recreation vehicle use, or activities that the Council believe to be similar, shall not be permitted on any public lands within the corporate limits of the municipality, including the beach area and Municipal Reserve, except as may be authorized in writing by Council for special occasions such as family reunions or group activities.
- c. All camping or recreational vehicle use is prohibited on lots without an attached principal building, except as may be authorized by Council for special occasions such as family reunions, weddings, anniversaries, or similar family gatherings.
- d. Properties, with a principal building attached, are limited to storing one recreation vehicle, as defined within the Zoning Bylaw, per lot.
- e. The rental or lease of a portion of any property located within the Resort Village, for camping or recreational vehicle use, is strictly prohibited.

4.2 RECREATION, PUBLIC OPEN SPACE, AND SHORELINE

4.2.1 DESCRIPTION

A percentage of land within the boundaries of the Resort Village consists of undeveloped open space, most of which is designated as Municipal Reserve. This land has direct access to the Lake. The Resort Village has a multi-purpose recreational facility suitable for many activities such as tennis, basketball, pickleball, and street hockey. The Resort Village has a scenic lookout named the *Gerry Argue Lookout*, named after a resident who was instrumental in Sunset Cove becoming a resort village, and who served on Council for 45 years.

The Resort Village also has a public beach, a boat launch, and an area for a children's playground. Along the west edge of our Resort Village, there is an undeveloped road allowance leading down to the Lake. There are locations designated for five boathouses established at the south end of this road allowance. There is a walking path leading from the west edge of our Resort Village to the nearby R.M. hamlet of SunDale and an easement between lots five and six (Block 3) immediately north of the Municipal Reserve, which the community has not developed and is being retained in its natural state for wildlife habitation.



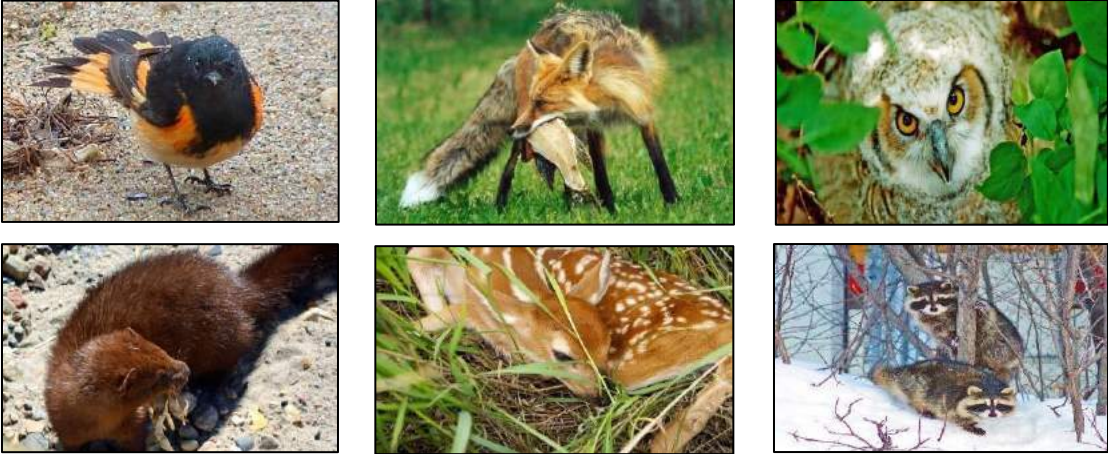
Along the south edge of our Municipal Reserve, next to Last Mountain Lake, the Resort Village built two berms (2012-2014) to help prevent collapse of the bank during the next flood event and to establish a safe location (high elevation) for boathouses and boatlifts. It is aesthetically pleasing, functional, and is environmentally beneficial for Last Mountain Lake.

In 2013, Council extended the Resort Village's south boundary, approximately 800 meters (0.5 miles) into Last Mountain Lake. This created a strip of land along the shore of Last Mountain Lake, of varying width, dependent on the elevation of the Lake. It provided the Resort Village with a degree of legislative control over the shoreline and permits the Resort Village to regulate what activities will, or will not, be permitted along our beach and shoreline. It is designated as Environmentally Sensitive Land.

Municipal Reserve (MR) lands within the Resort Village are intended for open space, nature habitat, and recreation. Our MR consists of grassland, trees, brush, a playground area, and a scenic lookout. Between the south edge of the MR and Last Mountain Lake, the Resort Village developed a beach, a boat launch, and two raised berm areas to facilitate off-season storage of boatlifts and docks. The Resort Village will retain most of the MR land in an undeveloped natural state, with provision for some limited recreational use.

4.2.2 OBJECTIVES

- a. To maintain and protect the natural environment of the Resort Village for its aesthetic and recreational value to the community and to provide much needed habitat locations for the wildlife residing within our resort village.



- b. To provide access to the lake and the lakeshore by the residents of the Resort Village, and for the public.
- c. To provide for an area suitable for public recreational or other municipal use and to prohibit the unauthorized storage and placing of vehicles, sheds, personal property or yard waste on the Municipal Reserve land.

- d. To adopt measures to prevent further shoreline degradation and erosion and to implement policies to help reduce the stresses on Last Mountain Lake and its ecosystem.
- e. To work closely with the Water Security Agency to ensure all required permits are in place for any development near the riparian area of Last Mountain Lake.
- f. To monitor and manage lands subject to natural hazards (i.e. flooding, slumping and slope instability).
- g. To expand the recreational opportunities and recreational infrastructure within the Resort Village to help encourage a healthy lifestyle, and provide opportunities to enhance social interaction within our community. Community-based events and social gatherings will be encouraged.
- h. To retain ownership and control of the road allowance located along the west edge of the Resort Village to ensure land will be available for the Resort Village for future expansion of recreation areas, green space, storage compound, municipal buildings or infrastructure, or public utilities requirements, as required.
- i. To safeguard the existing tree canopy within all road allowances.

4.2.3 POLICIES

- a. Recreational and community facilities shall be developed in concert with the community. Opportunities for public comment and input must be available to residents at Council meetings or public meetings. Councils must at a minimum, comply with all the requirements of *The Municipalities Act*, *The Planning and Development Act*, and all guidelines of other relevant legislation.
- b. The area designated as Municipal Reserve in the Resort Village shall be preserved as much as possible in its natural state with the exception of the development of limited recreational facilities.
- c. The Resort Village is required to protect both our Municipal Reserve and the foreshore of Last Mountain Lake from damage. Each year, during spring melt, both areas are damaged, often by large vehicles dragging ice-fishing shacks and camper trailers on and off the ice. After consultation with various government Ministries and agencies, permission was granted for the Resort Village to temporarily restrict access on and off on the lake during the spring melt period, to protect this sensitive area. This provision is included within the lease the Resort Village has with the Ministry of Agriculture. The Resort Village will continue to lock this gate each year during the spring melt period to protect this area.



- d. The Lease agreement the Resort Village has with the Ministry of Agriculture, surrounding the area where the two village berms are located, permits the Resort Village to sublet this land. The Resort Village will provide an opportunity for residents living north of Mountain Drive (back row properties) to lease a spot on the berm each year for the storage of their lifts and docks.
- e. Our multi-purpose recreational facility does not permit motorized vehicles of any sort upon its surface, other than for use by persons requiring them to aid in their mobility.
- f. Boats and/or watercraft are not be permitted to enter into the swimming area of the beach area. The swimming area shall be marked by white buoys each year.
- g. Schools and Educational Institutions are not envisioned to be developed within the Resort Village. Therefore, Council will not set aside any lands for this purpose on Municipal Reserve within the Resort Village.
- h. Direct access to Last Mountain Lake shall continue to be made available through our Municipal Reserve land.
- i. The Resort Village shall manage the lands subject to natural hazards (i.e. flooding, slumping and slope instability) by restricting or prohibiting development on hazardous lands and utilizing standard engineering practices to protect the shoreline.
- j. Cherry Road and the easement located within Block 3 will remain undeveloped and left in its natural state, with the exception of removing deadfall, which may become a fire hazard. They will provide a safe habitat and a corridor for wildlife,

and will permit Cherry Road to remain as a natural watercourse during periods of flooding.

- k. The road allowance along the west edge of our Resort Village will not be sold, leased or disposed of. It permits public access to the shoreline, including the boathouses located there. It provides a location for expansion for future public works developments/structures, should the need arise. It provides the sole means of access to a residential property located on Lot 1, Block 1.
- l. Authorization to cut trees or shrubs on village property will be carefully considered by Council and will normally only be granted under specific situations such as to provide access onto one's property.

4.3 ENVIRONMENTALLY SENSITIVE LANDS

4.3.1 DISCUSSION

Ground movement is generally confined to shallow seated types of movement caused by the undercutting of the lake bank from flooding and wave action or by slope instability caused by human activities; being excessive with lawn watering, vegetation removal, leaking water lines or septic lines/tanks, excessive weight distribution on or near the top of a slump block, etc. The Resort Village has not experienced any notable ground movement or slumping to date.

Last Mountain Lake, as well as the strip of land between the south boundary of all lakeside lots to the shore of the lake, is determined to be environmentally sensitive land and shall be protected.

Residing along the shores of Last Mountain Lake is both a luxury and a responsibility. It was this beautiful lake that brought many people to reside at the Resort Village. It is the Resort Village's responsibility to protect this resource, today and for the generations that will follow.

4.3.2 OBJECTIVES

- a. Council will ensure that development and land use within the Resort Village does not adversely impact the sensitive land in or near the community, the bank of the Lake, the riparian area of Last Mountain Lake, or the water quality of the Lake.
- b. Council will strive to minimize the impacts of development and other permitted land use activities on or near any known or identified unstable land areas and endeavor to ensure development will not contribute to slope instability of land within or adjacent to the Resort Village.
- c. Council will strive to implement accepted ground engineering practices to minimize ground movement and slope instability.

- d. Council will strive to ensure erosion control practices are utilized to minimize the harmful effects of wave surge or flood damage in areas adjacent to the lakeshore.
- e. Council will encourage residents to take preventative measures to prevent the bank of their property from eroding into Last Mountain Lake during periods of high water or flooding.
- f. Council will continue to work with the Last Mountain Lake Stewardship Group to help preserve and enhance the health of the shoreline and the Lake.
- g. Council will use environmentally friendly products for all the public works and Resort Village maintenance programs, and will encourage residents to use products that are environmentally friendly to the Lake.
- h. Council will strive to have lakeside property owners to install riprap and similar products along the bottom edge of the bank of Last Mountain Lake. This will aid both in preventing slump block movement and help prevent bank erosion during high water events.
- i. Council will strongly encourage all property owners to remove any standing water from their property, as this is a contributing factor to ground movement/slumping.

4.3.3 POLICIES

- a. No development will be permitted upon or next to environmentally sensitive lands without possession of an Aquatic Habitat Protection Permit, issued by the Saskatchewan Water Agency and a Development Permit issued by the Resort Village.
- b. The Resort Village will work with both Federal and Provincial agencies to ensure the lake, shoreline, ecosystem is protected, by ensuring all environmental requirements, and regulations are followed.
- c. Council will ensure that any new development respects the unstable nature of the landscape by requiring the developer, where necessary, to obtain a report on the development from a professional geotechnical engineer, prior to commencing the development and ensure that any recommendations made by the engineer are complied with. Council may include additional requirements
- d. Council will lock the gate located at the south side of the Municipal Reserve during spring thaw each year to protect the sensitive shoreline from the destructive nature of vehicles driving upon, or hauling and towing items, over this environmentally sensitive land.

4.4 COMMERCIAL DEVELOPMENT

4.4.1 DISCUSSION

The Resort Village intends to provide a quiet four-season residential community in a resort setting. The Resort Village is not a service centre for the surrounding area and has no plans to develop commercial services. There are many commercial and professional services available in nearby communities.

4.4.2 OBJECTIVES

- a. To maintain the high quality residential/recreation character and use of the Resort Village.

4.4.3 POLICIES

- a. The Resort Village is intended to be comprised of owner-occupied buildings.
- b. Commercial development shall not be permitted in the Resort Village except in the form of limited home offices and home-based businesses, at the discretion of Council.
- c. Home-based business, which include short-term rentals, must clearly be secondary to the principal/primary use of the dwelling unit, and compatible with the surrounding residential nature of the Resort Village.
- d. A business license will be required to operate a home-based business in the Resort Village.
- e. If a business license has been issued for a home based business, Council may revoke such, if the business owner, customers or tenants fail to abide by the conditions of their business license or any Resort Village bylaw.
- f. Home-based businesses shall not interfere with the enjoyment of neighbouring property owners.
- g. Home-based businesses shall not transmit sounds, light, or odours beyond the property line.
- h. The home occupation/home-based businesses should not cause any apparent variation from the residential appearance and character of the dwelling they are operated from.
- i. Exterior storage of materials or equipment required or used for the operation of any home-based business shall not be permitted unless stored or hidden away from the view of neighbours.

Section 5 – Administration and Finance

5.1 DISCUSSION

Council is comprised of a Mayor and two Councillors. They are elected to a four-year term as required under the provisions of the *The Local Government Election Act, 2015*. Council meetings are held in alignment with provincial regulations being a minimum of every 60 days, and are always open to the public. Special council meetings can be arranged if there are matters requiring immediate attention. All decisions made by Council are made during an official council meeting.

The Resort Village does not have an office. Council meetings are held online, in a rental facility or in the home of a Council member. The Administrator works out of a home-based office.

The Resort Village maintains a website, which provides considerable information.

The Resort Village will strive to have a social committee to enhance the social fabric of our community.

The Resort Village requires a large degree of volunteerism from its Council members and its residents to ensure the community remains viable and to keep the expenditures manageable. The Resort Village will endeavor to support activities to enhance the social fabric of the community.

5.2 OBJECTIVES

- a. The Resort Village will endeavor to provide good fiscal management. Council will remain cognizant of the financial restraints of a small community. Long-term viability depends on the efficient delivery of safe and effective administration, municipal services, and the physical and social infrastructure. At the same time, the cost of constructing and maintaining infrastructure and services is necessary to ensure the Resort Village remains safe, accessible, welcoming, and complies with all legislation.
- b. Council will establish fair, clear, and consistent rules for the residents in order to reduce uncertainty and inspire confidence.
- c. The Resort Village will ensure all development meets the requirements and intent of the OCP and the Zoning Bylaw.
- d. The Resort Village will continue to provide economical administrative services.
- e. The Resort Village will continually look for ways to streamline the administrative processes using modern technology.

- f. Council will continually explore new technologies and strategies, which can be implemented into the Resort Village's public works requirements.
- g. Council will ensure our Resort Village's correspondence, insurance obligations, banking requirements, service contracts, appeal boards, leases, Worker's Compensation payments, and other such administrative requirements are fulfilled.
- h. As required, Council will ensure all necessary contracts and insurance requirements are in place when hiring private contractors.
- i. Council will strive to maintain an adequate capital reserve (Long-Term Infrastructure Fund) and will have a policy in place to govern its use.
- j. Council will provide timely tax notices to the residents each year.
- k. The Resort Village will continue to accept electronic transfers of funds and will continue to maintain its website.
- l. To help keep current with legislation, the Resort Village will consider sending one Council member and the Administrator to the annual conventions of the Saskatchewan Urban Municipalities Association (SUMA) and the Provincial Association of Resort Communities of Saskatchewan (PARCS).
- m. The Resort Village will attempt to keep informed and in compliance with all legislative changes brought about by regulatory agencies and the Province.

5.3 POLICIES

- a. The Resort Village will maintain a long-term Infrastructure Fund, which will be separate and apart from general revenues. This fund is to ensure the Resort Village has the financial ability to provide for its future infrastructure and utility needs. This may include partnerships in sewage lagoons and solid waste disposal sites, relocation of utilities, significant roadway or shoreline reconstruction, or expensive infrastructure repairs brought about from a fire, flood or natural disaster.
- b. Any investment of Resort Village money shall be limited to financial institutions where Resort Village investments are protected by either the Canada Deposit Insurance Corporation (CDIC) or the Credit Union Deposit Guarantee Corporation (CUDGC).
- c. Any investment of Resort Village money will be limited to Guaranteed Investment Certificates (GICs), High Interest Savings Accounts, Term Deposits or similar investment options. High-risk investment options shall not be utilized.

- e. Municipal taxes provide the funding required to cover the costs of the Resort Village's municipal services and administration. All residents of the Resort Village receive the same level of municipal services and administrative oversight. To help balance the taxation amount paid by each property owner, the Resort Village will continue to utilize a process of implementing a base tax, combined with a percentage of SAMA's assessed value, to determine the municipal tax owed on each property.
- f. The Resort Village will sustain utilizing a base tax, which will be adjusted periodically to ensure it is kept at the average of base taxes implemented by other Saskatchewan resort villages.
- g. The Resort Village will maintain their land lease with the Ministry of Agriculture.
- h. The Resort Village will retain memberships with the Saskatchewan Urban Municipalities Association (SUMA) and the Provincial Association of Resort Communities of Saskatchewan (PARCS).
- i. The Resort Village will post their yearly operating budget and audited financial statement in a timely fashion on the Resort Village website.
- j. The Resort Village will post their agendas and approved minutes in a timely fashion on the Resort Village website.

Section 6 – Municipal Services and Infrastructure

6.1 DISCUSSION

Various municipal services are provided to the residents of the Resort Village. Given the rural location of the Resort Village, its small population, and the limited availability of service providers, the expansion of further municipal services may be limited. The Resort Village has limited equipment available for any resort maintenance or any public works project. The cost of providing a storage facility, staff, training, insurance, maintenance and repairs, makes the purchase of the Resort Village’s own public works equipment prohibitive.

6.2 OBJECTIVES

- a. To provide the most efficient and economical services possible within the financial means of the community.
- b. To endeavour to provide the residents with suitable year-round utility and maintenance services to meet both the current and future requirements of the Resort Village.
- c. To work with the regional partners to upgrade and improve service levels (including transportation) to meet the needs of the residents and the public.
- d. To review the insurance policy yearly to help identify areas of risk.
- e. To create a recreation/social committee, separate and apart from Council, and provide some funding to help develop social and recreational events within the Resort Village.
- f. To improve awareness and fire prevention measures within the community and decrease the risk of fire within the corporate limits through appropriate land use and zoning regulations (e.g. building setbacks, storage requirements).

6.3 POLICIES

- a. The Resort Village will strive for balanced budgets on an annual basis. Any surpluses will be transferred to the Resort Village’s cash reserves or short-term investments.

- b. Council will monitor all contracted municipal services to ensure they perform as intended.
- c. The Resort Village will prohibit developments that are likely to negatively affect Last Mountain Lake.
- d. Council shall ensure that all private contractors hired by the Resort Village have adequate liability insurance and are in good standing with the Saskatchewan Workers Compensation Board.
- e. Trenching on or across Resort Village property or roadways will be prohibited where possible and will be substituted with directional boring.
- f. Developers may be required to enter into a servicing agreement with the Resort Village prior to them receiving their Development Permit to ensure that any infrastructure development costs or damages are assigned back to the developer.
- g. Contractors conducting work within the Resort Village may be required to enter into a servicing agreement to ensure any damages are assigned back to them.
- h. Whenever possible, the Resort Village will engage the services of a fire service that has offense capabilities (the ability to enter into a burning structure), are certified in wildland fire suppression, is Star Ambulance certified, and has automobile extraction capabilities. Such capabilities will provide a higher level of protection and safety for our residents.
- i. The Resort Village will employ the services of a groundskeeper each year to maintain the well-groomed appearance of the resort community.
- j. The Resort Village will rely upon hiring private contractors for most of their public works projects. The Resort Village will continue to hire contractors/consultants for the following:
 - i. Solid waste disposal.
 - ii. Lagoon services.
 - iii. Fire suppression services.
 - iv. Road maintenance (for roadways located within our boundaries)
 - v. Village maintenance (lawn care, tree trimming, litter control, beach clean-up, weed suppression, installation/removal of speed bumps, multi-purpose recreational facility upkeep).
 - vi. Dust treatment.
 - vii. Snow removal and roadway sanding.
 - viii. Board of Revision.
 - ix. Development Appeals Board.
 - x. Building inspectors.
 - xi. Resort Village Administrator.
 - xii. Legal and Administrative matters.

- k. **Potable Water:** Public potable water is not available within the community. Potable water can be obtained from the nearby community wells, the water supply located in Village of Siltou, or delivered by various private contractors.
- l. **Sewage:** No domestic sewage can be deposited upon any land within or near the Resort Village due to the close proximity to Last Mountain Lake. The residents must use secure holding tanks to contain their liquid household wastes.

The Resort Village has an agreement with the Town of Strasbourg for use of their sewage lagoon. A number of licensed and insured septic haulers are authorized to haul the Resort Village's effluent to the Strasbourg lagoon. Only approved haulers can be used.

- m. **Waste Management:** No refuse may be dumped within the Resort Village unless in the recycling bin or in the garbage bins. The Resort Village is not a member of the Regional Landfill. Residents can still utilize the Regional Landfill, but must pay the non-member rate. The Resort Village will consider bringing in walk-in waste management bins on a periodic basis for the disposal of large items.
- n. **Recycling:** Recycling programs will be implemented to divert materials from our landfill and reduce our environmental impact.
- o. **Mountain Drive:** The main roadway is an all-season gravel road. An environmentally-friendly dust suppressant is applied each spring. Grading and gravel, when required, is contracted out to private contractors. Snow removal is contracted out to a private contractor. The Resort Village has no plans to upgrade this road beyond that of an all-season gravel road. The Resort Village will maintain the steep road leading into the community year-round, and will retain a series of sand barrels alongside of this location, to be filled with "salted sand" for spot-use when the hill becomes slippery. Contractors are hired to salt the entire hill when necessary.
- p. **Speed Bumps:** There are no sidewalks in the Resort Village. All pedestrians, whether children, residents, and visitors need to be able to walk on the road to move about the Resort Village. To keep pedestrians safe, the Resort Village will install a series of speed bumps each spring for the summer months, to keep traffic speed low.
- q. **Fire Prevention:** Fire prevention is a major consideration for any community located a far distance from a fire service. Response times are significantly delayed, and therefore preventive measures need to be in place to reduce the risk of fires spreading before it can be attended to. The Resort Village has a bylaw to implement a fire ban whenever Council deems this to be prudent. Two red **FIRE BAN** signs will be displayed within the Resort Village when a fire ban is in place, as well as posting this information on the Resort Village's website. Combustible materials must not be stacked or stored next to a primary building.
- r. **Fire Protection:** Our Resort Village has a contract with the Town of Strasbourg Fire Service to provide fire protection services to the community. They are an extremely well-trained and equipped fire service and can provide services other

local fire protection services cannot. Fees to attend to any call are invoiced to the Resort Village by the Strasbourg Fire Service. The Resort Village will then invoice the property owner who is responsible for the fire.

- s. **Pest control:** Pests such as raccoons, skunks, coyotes and squirrels are common in any rural setting. The Resort Village has live traps which residents may borrow if a pest is a nuisance. They must be monitored daily. Using a firearm within the Resort Village for pest control is prohibited. Residents are required to adequately maintain all accessory buildings, decks and landscaping features to ensure pests do not den within or beneath them.
- t. **Storage:** There is no public storage facilities in the Resort Village. Residents who lease a spot on one of our two berms, are provided with an off-season location to store their lifts, docks, etc. No items can be stored or parked for more than seven days on the Municipal Reserve, along Mountain Drive, or on any public land within the boundaries of the Resort Village without the written consent of Council.
- u. **Boat Launch:** This is a publicly accessible location, which the Resort Village built and maintains. It is used for year-round access to and from Last Mountain Lake. It is temporarily locked during the spring melt period to protect the Municipal Reserve and shoreline from damage. A streetlight will be maintained here for public safety.
- v. **Beach:** The beach and swimming area are located west of the boat launch. A raised deck area was built to provide an elevated view of the swimming area. Swimming buoys will be installed each spring to delineate the boundaries of the swimming area. There is no safety equipment or lifeguards at this location. Open fires are NOT permitted on the beach. Due to the close proximity of the beach to the boat launch, parental supervision of young children is required at the beach.
- w. **Village Shed:** The Resort Village owns a shed where limited landscaping and maintenance equipment is stored, in addition to speed bumps, live-traps, a tennis net, and swimming buoys.

Section 7 – Review and Amendment

7.1 REVIEW AND AMENDMENT

This OCP is not a static document and can be amended from time to time as determined by Council. As new issues and concerns arise, or old ones change, the OCP shall be amended in accordance with provisions contained in *The Act*.

The OCP should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies set out are being effective in achieving those objectives. The guiding principles, objectives, and policies of the OCP must be kept up to date to ensure that the document will deal with the actual development issues facing the community.

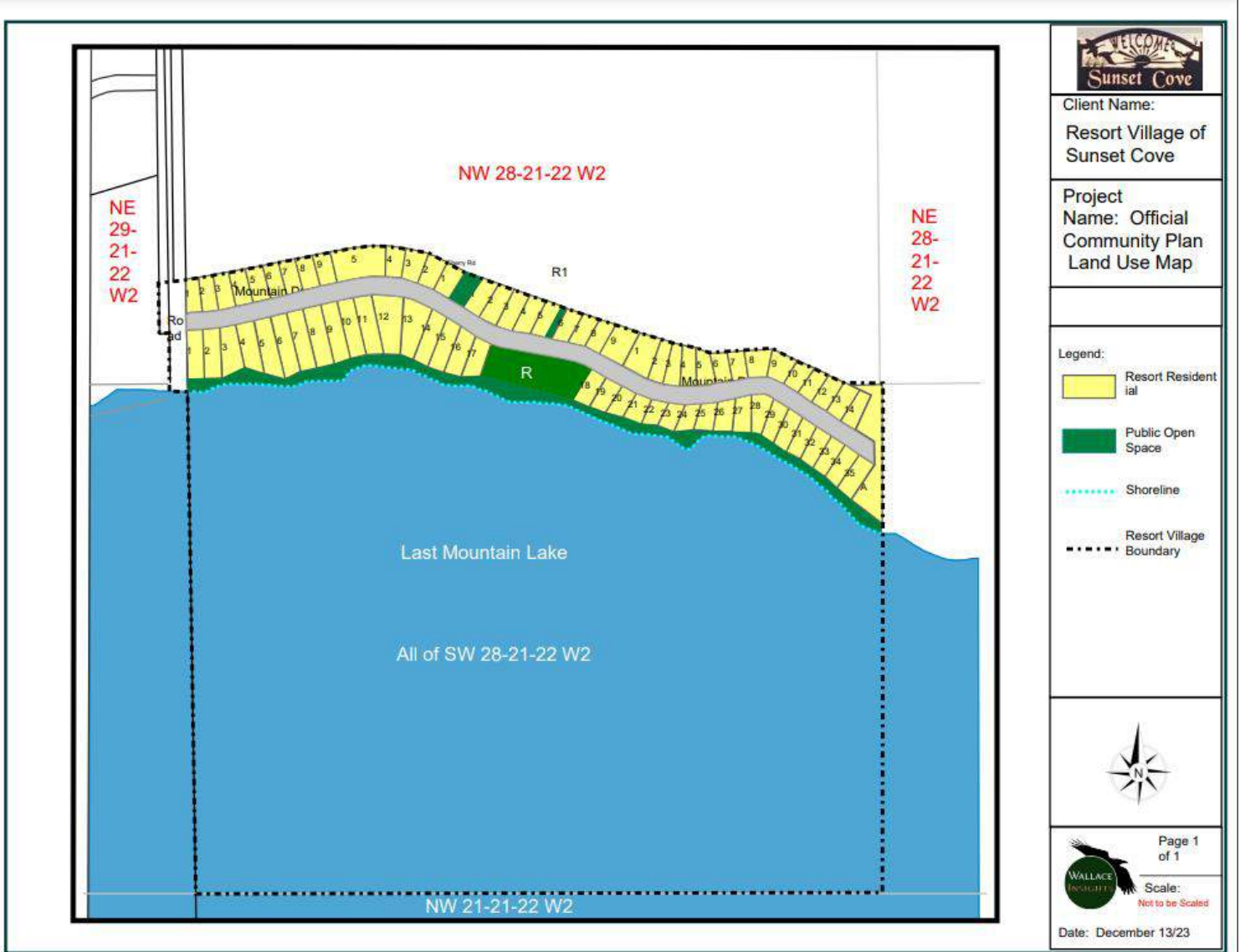
On occasion, land uses or development may be proposed which do not conform to the OCP. The OCP can be amended to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the planning statement and the future development of the Resort Village should be examined. Any changes to the OCP or the Zoning Bylaw should be in the interest of the future development **of the community as a whole**. Any changes to the OCP will first require Council to hold a public meeting.

Through periodical review and amendment, the OCP should serve as an effective guide for the Council to make decisions on future development within the Resort Village.

7.2 SEVERABILITY

The provisions of the OCP of the Resort Village are deemed to be severable and, if any provisions are determined by a court to be invalid or inoperative, it does not render the remaining provisions invalid or inoperative as per Section 33 of *The Act*.

Appendix A – Land Use Map



Appendix B – The Saskatchewan Gazette, 2013

THE SASKATCHEWAN GAZETTE, August 2, 2013

Alteration of boundaries — between the RESORT VILLAGE OF SUNSET COVE AND THE RURAL MUNICIPALITY OF LUMSDEN NO. 189

1 Pursuant to sections 53, 56, 57, 59, and 61 of *The Municipalities Act*, the Council of the Resort Village of Sunset Cove has submitted an application to alter its boundaries to the Minister of Government Relations.

2 Upon consideration of the application, the Minister is of the opinion that the municipalities affected will be viable entities following the alteration of boundaries. Therefore, the undersigned hereby orders, pursuant to sections 61, 62, and 63 of *The Municipalities Act*, that:

- (a) the boundaries of the Rural Municipality of Lumsden No. 189 be altered by withdrawing from the rural municipality and adding to the resort village the territory described in Schedule A;
- (b) Schedule B is conclusively deemed to be the legal description of the boundary of the Resort Village of Sunset Cove; and
- (c) the alteration shall take effect on and from the date of this order.

Dated at the City of Regina, in the Province of Saskatchewan, the 22nd day of July, 2013.

Keith Comstock, Assistant Deputy Minister for and on behalf of the Minister of Government Relations.

Schedule A

The boundaries of the Resort Village of Sunset Cove are altered by adding to the resort village and withdrawing from the Rural Municipality of Lumsden No. 189 the following lands lying within Section 28, Township 21, Range 22, West of the Second Meridian and described as:

- (1) that portion of the north-west quarter lying between the bank of Last Mountain Lake and the southern boundary of the north-west quarter of Section 28;
- (2) all that portion of the south-west quarter lying between the bank of Last Mountain Lake and the southern boundary of the south-west quarter of Section 28.

Schedule B

The boundaries of the Resort Village of Sunset Cove shall comprise the territory in the Province of Saskatchewan lying within:

Section 28, Township 21, Range 22, West of the Second Meridian and described as:

- (1) The following portions of the north-west quarter;
 - (a) Blocks 2 through 4, Public Reserve R1, Mountain Drive, Poplar Road, Cherry Road, and Hawthorn Road shown on Plan Number 59R09545;
 - (b) Lots 1 through 5, Block A shown on Plan Number 94R46848; and
 - (c) that portion lying between the southern boundary of Mountain Drive and the southern boundary of the north-west quarter;
- (2) the south-west quarter; and
- (3) Parcel A, Surface Parcel Number 161595478, Plan Number 101888107, Ext 0.

