

RESORT VILLAGE OF PEBBLE BAYE

BASIC PLANNING STATEMENT

BYLAW NO. 2/84

*This is Exhibit "A" referred to in
The Declaration of William Forster*



A Commissioner for Oaths in and for
the Province of Saskatchewan
My Appointment expires Dec. 31, 19 84

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RESORT VILLAGE OF PEBBLE BAYE
BYLAW NO. 2/84

A Bylaw to adopt a Basic Planning Statement for the Resort Village of Pebble Baye.

WHEREAS the Council of the Resort Village of Pebble Baye deems it necessary to adopt a Basic Planning Statement in order to ensure the protection of the quality of the environment of Pebble Baye and to ensure orderly development for the Resort Village of Pebble Baye.

The Council of the Resort Village of Pebble Baye in the Province of Saskatchewan in open meeting hereby enact as follows:

1. This Bylaw may be cited as the "Resort Village of Pebble Baye Basic Planning Statement".
2. The Basic Planning Statement Map No. I is attached hereto and forms part of this Bylaw.

This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.



Kay Bean

Mayor

S E A L



W. [Signature]

Secretary Treasurer

Certified a true copy of Bylaw No. 2-84-201
adopted by resolution of Council this

16 day of JUNE, 19 84.

SECTION 1 - INTRODUCTION

- 1.1 Pebble Baye is located on the North shore of Iroquois Lake, a small lake of 1113 hectares in surface area. This lake is situated in the R.M. of Leask NO. 464, on the eastern margin of Thickwood Hills. The lake is approximately 140 kilometres North of the City of Saskatoon and 100 kilometres Southwest of the City of Prince Albert. Access to Pebble Baye is via 5 kilometres of grid road from Highway No. 12. There is one other area of subdivision (97 lots) on Iroquois Lake, located on the Southwest shore. That area is approximately 25% developed.

Pebble Baye was developed as a resort subdivision starting in 1977 and achieved resort village status in 1982 as a result of a desire for local control over development and municipal costs. In 1984, the Resort Village contained 83 residential lots.

- 1.2 Scope: Section 39 of the Planning and Development Act, 1983 provides that the Council of the Resort Village of Pebble Baye may adopt a Basic Planning Statement in conjunction with a Zoning Bylaw.

This Basic Planning Statement serves to state the goals and objectives for development in the Resort Village of Pebble Baye, and establishes the policy of Council to achieve these objectives. This document shall provide direction for Council regarding decisions on land use development and subdivision within the Resort Village, and will guide the decisions of Council with regard to future expansion.

All development within the limits of Pebble Baye shall conform to this Basic Planning Statement.

SECTION 2 - COMMUNITY GOALS

The goals of the Resort Village of Pebble Baye describe the main emphasis for future development of the community. These goals provide the framework for the objectives and policies of Council for planning and development in Pebble Baye.

The planning and development goals of the Resort Village of Pebble Baye are:

- 2.1 To protect and enhance the environmental quality of the Village and its surrounding area for the primary purpose of developing a recreational/residential community for its citizens.
- 2.2 To provide for the orderly and appropriate development of land, consistent with and complementary to the primary purpose of the community.
- 2.3 To ensure that development on Iroquois Lake remains within the capacity of the environment to absorb that development, in co-operation with surrounding municipalities.

SECTION 3 - OBJECTIVES AND POLICIES

3.1 Residential Development

- 3.1.1 Discussion: The character of residential development in Pebble Baye has been one of relatively high quality, new construction of a size compatible with possible permanent residence. It is of concern that this character should be maintained and enhanced by any future construction and development in the area. Also of concern is the possibility of extensive fire damage given limited fire protection available. It is of concern that the residential areas may over time, become unsightly through inappropriate storage of materials in the residential areas.

3.1.2 Objectives:

- a) To maintain the quality and character of residential development within the Village.
- b) To decrease the risk of fire in residential development.
- c) To avoid the intrusion of commercial development in residential areas.

3.1.3 Policies:

- a) The bylaws of Council shall encourage the use of new construction of dwellings of a size compatible with existing development.
- b) The bylaws of Council will provide for adequate separation between dwellings, clear of fire hazards.
- c) Council will investigate ways of improving fire protection.
- d) The bylaws of Council will limit business uses in areas designated for residential development.

3.2 Commercial Development

3.2.1 Discussion: The primary function of the Resort Village of Pebble Bay is to provide a residential community in a resort setting. The Village is not a service centre for the surrounding area and has no plans to develop into a service centre.

3.2.2 Objectives: To provide for only limited commercial development sufficient to serve convenience needs of the Village.

3.2.3 Policies:

- a) The bylaws of the Village shall provide for a convenience retail and food outlet only within the area designated as the community centre.
- b) Commercial development shall not be permitted in other areas of the Village.

3.3 Recreational and Park Development

- 3.3.1 Discussion: The majority of public reserve and buffer strip land within the Village serves as environmental reserve, not suitable for development. This consists of steep slopes, shoreland area below the ice thrust ridge, and land subject to flooding from Lake 10. Narrow strips of public reserve and buffer strips serve as spatial separation between potential development areas.

The central area of Public Reserve R1 has been developing into the main community centre for the Village with a store, the main public dock and boat launch, and a marina.

Some communal private docks have been developed along the waterfront area. This has, in part, been necessary because of the extremely shallow foreshore, a physical feature that necessitates substantial construction into the lake to allow for sufficient depth for motor boats.

3.3.2 Objectives:

- a) To protect development from flooding and damage during high water periods.
- b) To maintain in a natural state, suitable buffer areas around and within the Village, and thereby enhance the visual environment.
- c) To preserve public access to the shoreline.
- d) To develop the area marked community centre on Map 1 as the recreational and community centre of the Village.

3.3.3 Policies:

- a) The areas marked "Natural Area" on Map 1 shall be maintained as much as possible in their natural state.
- b) Development shall not hinder adequate drainage of overflow water from Lake 10.
- c) Development of docks along the lakeshore shall be limited and the use of communal docks shall be encouraged to maintain, as far as possible, unrestricted public pedestrian access to the lakeshore.

- d) Public and community facilities shall be developed within the area of the community centre. Development of recreational facilities in other public lands shall be limited to playgrounds and public walkways.
- e) Council shall develop a program for the improvement of public launching and docking facilities, and control of marina development within the area of the community centre.
- f) Council shall pursue obtaining full control over the foreshore exposed by the falling level of Iroquois Lake adjacent to Pebble Baye.

3.4 Future Development

- 3.4.1 Discussion: It is recognized that there is some potential for further cottage development in the area round Pebble Baye. Development of the area of Parcel "C" could occur without major problems, if, such development were to occur in a manner similar to that existing in Pebble Baye. The Resort Village recognizes that some additional development in the area of Pebble Baye may improve the viability of the Resort Village as a municipal government.

The Resort Village wishes to ensure that future development on the lakeshore to the South and to the West in this area, is limited to avoid overtaxing the capacity of the lake.

3.4.2 Objectives:

- a) To provide for limited appropriate development in the area of Pebble Baye.
- b) To achieve control over potential development in the areas adjacent to the Resort Village.
- c) To provide an effective buffer between the Resort Village and other areas that may undergo development.
- d) To work with the Rural Municipality of Leask and other communities to prevent the deterioration of the quality of the environment of Iroquois Lake.

3.4.3 Policies:

- a) Council shall pursue control over the lands indicated on Map 1 as Urban Reserve, through annexation, purchase, or lease, as may be appropriate.
- b) Council may consider residential development in Area 1, provided that:
 - a suitable subdivision design is developed;
 - the design includes provision of environmental reserve to achieve safe overflow drainage from Lake 10.
- c) All subdivisions shall be subject to a development agreement covering on-site and off-site costs occasioned by the development.
- d) Council may consider limited development of portions of Area 2 where such development can be integrated into the existing development pattern.
- e) Area 3 shall remain in a natural state, as far as possible. Some development of recreational trails for hiking, bicycles, skiing, and limited use by off-road motorized vehicles, may be considered in this area.

3.5 Services:

3.5.1 Discussion: In general, given the summer resort nature of Pebble Baye, the level of services required is relatively limited. However, there is a need for a convenient sewage lagoon and sanitary landfill. With increased permanent residence in the Resort Village, there may be a greater need for a water distribution system with some fire fighting capacity.

3.5.2 Objectives:

- a) To provide a suitable convenient sewage lagoon and sanitary landfill for the use of Pebble Baye.
- b) To provide a water supply system appropriate to the needs of the Resort Village.

3.5.3 Policies:

- a) Council shall investigate the feasibility of developing a sewage lagoon and sanitary landfill on land convenient to and controlled by the Village.
- b) Council shall investigate the need for the feasibility of developing a communal water supply system.

SECTION 4 - IMPLEMENTATION

4.1 Zoning

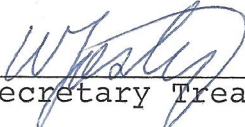
- a) The principal means of implementing the Basic Planning Statement shall be the Zoning Bylaw No. 3/84 to be adopted in conjunction herewith.
- b) No development which is inconsistent with this Basic Planning Statement shall be permitted.
- c) The purpose of the zoning bylaw shall be to implement the objectives and policies of the Basic Planning Statement and to provide for the amenity of the area, and the health, safety and general welfare of the inhabitants of the Village, through proper land use control.
- d) Amendments to the zoning bylaw shall only be considered where consistent with the Basic Planning Statement.

4.2 Other Implementation Tools

- a) Where appropriate, Council may pursue annexation, purchase or lease of land, or public investment to achieve the objectives and policies of the Basic Planning Statement.
- b) The bylaws and resolutions of Council shall not be inconsistent with this Basic Planning Statement.

Certified a true copy of
The Resort Village of Pebble Baye
Basic Planning Statement adopted
by resolution of Council this

16 day of JUNE, 1984.


Secretary Treasurer