

BYLAW No. 3 - 2020

**A BYLAW OF THE RESORT VILLAGE OF PEBBLE BAYE TO
AMEND BYLAW No. 2/84 KNOWN AS THE BASIC PLANNING
STATEMENT**

The Council of the Resort Village of Pebble Baye, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 2/84 as follows:

- 1. CLAUSE 3.1.1, OBJECTIVES AND POLICIES, Residential Development, Discussion,** is amended by adding the following new paragraph after the first paragraph:

“

The Resort Village has seen significant demand from residential landowners to accommodate additional areas specifically for the storage of personal property. An area to the north of the Resort Village has been subdivided and been developed (originally within the RM of Canwood No. 494) to address this demand. Identifying appropriate areas and providing policy and regulation for this form of use, will help ensure orderly development.”

- 2. CLAUSE 3.1.3, OBJECTIVES AND POLICIES, Residential Development, Policies,** is amended by adding the following new subclauses after subclause d):

“

e) Areas identified for off-site residential storage may be accommodated in the “Residential” land use area, subject to being zoned to the appropriate district accommodating storage-related principal uses, and in compliance with the Resort Village’s planning bylaws. Storage areas will generally be clustered and separated from residential development to maintain the residential feel and aesthetic of the existing development within the Resort Village.

f) The creation of new residential lots will not be actively pursued by Council. However, where deemed appropriate by Council, and where applications are put forward, Council will consider them in accordance with subsection 3.4, and the objectives and policies of this plan.”

- 3. CLAUSE 3.3.3, OBJECTIVES AND POLICIES, Recreational and Park Development, Policies,** is amended by adding the following new subclause after subclause f).

“

g) The "Conservation" land use designation will be employed to conserve natural areas and restrict development. Development in these areas will be limited and generally zoned as Conservation District.

4. SUBSECTION 3.4 OBJECTIVES AND POLICIES, Future Development, is deleted in its entirety and is replaced with the following:

"

3.4 Future Development

3.4.1 Discussion: Excluding the lands within NW ¼ 31-48-07-W3M, which are to remain in a natural state, the majority of the existing lands within the Resort Village have been subdivided and developed. While the Resort Village is not actively pursuing significant expansion to accommodate additional residential lots, to appropriately direct additional subdivision and development when demand warrants, it is in the interest of the Resort Village and the surrounding rural municipalities to identify where future growth is most likely to occur. Any such growth may require annexation and the restructuring of the Resort Village boundary.

3.4.2 Objectives:

- a) To identify potential areas for future expansion in the vicinity of the Resort Village if and when deemed appropriate by Council.
- b) To provide appropriate policy and regulation to guide Resort Village expansion where future subdivision and development is proposed and deemed desirable by Council.
- c) To identify areas abutting the Resort Village for the future development of amenities and recreational opportunities for existing and future residents.
- d) To encourage the clustering of resort and seasonal development in the region as a means of promoting sustainable use of municipal resources and minimize the potential for conflict with adjacent land uses in a predominately agricultural area.
- e) To work with the adjacent rural municipalities in the planning and management of land use and development abutting the Resort Village.



- f) To pursue the boundary restructuring and annexation process in a respectful manner and follow the prescribed process laid out in provincial legislation.
- g) To regulate land use as appropriate through the implementation of the Zoning Bylaw.

3.4.3 Policies:

- a) Map 1 will be used to identify areas outside of the Resort Village boundary for future intended development by type and by assigning applicable land use designations.
- b) The land use areas designated outside of the Resort Village will be provided for conceptual purposes, and further study and/or review may be involved to confirm the suitability of a particular subdivision or development which will be evaluated on a case by case basis.
- c) When considering alteration of the Resort Village boundary to accommodate potential new subdivision or development, Council will consider the following:
 - i. Adjacent land uses and any measure(s) to be employed to minimize potential land use conflict.
 - ii. The need of the Resort Village to maintain a supply of land within its boundaries to accommodate new development and provide amenity for residents.
 - iii. The need to identify specific lands for public amenity and recreation, particularly with respect to providing good public access to Iroquois Lake.
 - iv. Whether any existing or proposed development or subdivision would be or is best or most economically serviced by the Resort Village.
 - v. That any new development or subdivision can be suitably and economically serviced.
 - vi. The benefits of the clustering of resort and seasonal recreational development within the region.
 - vii. The potential impacts to other users of, and communities located on, Iroquois Lake and its surroundings.



- viii. The potential impacts on biological or ecologically sensitive environments or habitats.
- d) The Resort Village will aim to initiate and approach boundary restructuring with its municipal neighbours in a respectful, collaborative, and equitable manner.
- e) Policy area redesignation, where required and consistent with the provisions of this Bylaw, may be considered by Council to protect natural areas and identify lands for the development of community centre amenities and recreational opportunities.
- f) Upon the restructuring of new lands within the Resort Village, lands will be assigned an appropriate zoning district accommodating the existing or proposed use, otherwise lands will generally be zoned Urban Reserve District or Park and Community Facility District to maintain larger land holdings as to not prejudice future subdivision, and to specify lands for municipal and community uses.
- g) The undeveloped areas within SE ¼ 06-49-07-W3M, are initially prioritized to allow for future expansion of personal storage lots. Proposals for subdivision and development of the undeveloped lands for uses other than personal storage would be considered as received and reviewed based on the principles and themes established in subclause c).
- h) Generally, lands abutting the lakefront will be identified for public use, amenity, and natural area. Residential, and other forms of development will be setback from the shoreline as appropriate, and located in accordance with the objectives and policies of this plan.
- i) Lands outside of the Resort Village boundary identified as “ Natural Area” are intended to follow the high water level of the lake as determined at the time of subdivision or development. It is intended to be a ‘soft’ boundary to accommodate public lands dedicated through the subdivision process or for other specific public amenities as determined by Council”

5. The Basic Planning Statement Map 1, which is attached to and forms part of the “Resort Village of Pebble Baye Basic Planning Statement”, is removed and replaced with the new map attached to and forming part of this bylaw as Schedule “A”.



This bylaw shall become effective on the date of approval by the Minister of Government Relations.

D. Kraus
Mayor

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Municipal Administrator



Read a first time this 3 day of December, 2020
Read a second time this 7 day of May, 2021
Read a third time and adopted this 7 day of May, 2021

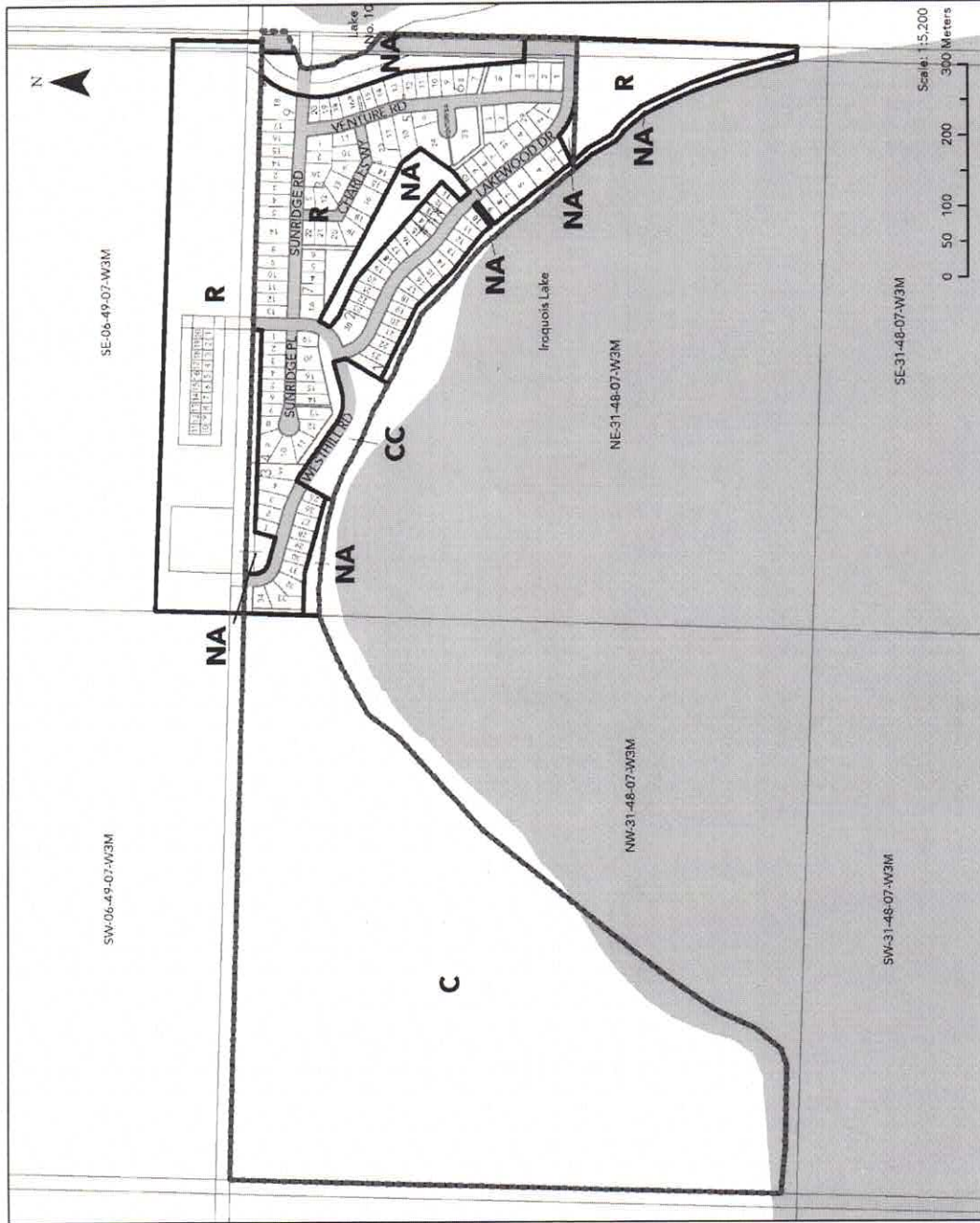
APPROVED
REGINA, SASK.
JUL 16 2021
[Signature]
Minister of Government Relations

This is a certified true copy of Bylaw 3 - 2020
given third and final reading at the May 7, 2021
regular meeting of the Resort Village of Pebble Baye



77 Administrator

Schedule "A" to Bylaw 3 - 2020



**RESORT VILLAGE OF
PEBBLE BAY**

Map 1

**Basic Planning Statement
Future Land Use Map**

- Legend**
- Resort Village Boundary
 - Land Use Area Designation Boundary

- C - Conservation
- CC - Community Centre
- R - Residential
- NA - Natural Area

B. Hall
Mayor



DISCLAIMER: THIS PLAN OF PEBBLE BAY IS A PRELIMINARY PLAN. THE RESORT VILLAGE OF PEBBLE BAY IS A CORPORATION AND IS NOT A MUNICIPALITY. THE RESORT VILLAGE OF PEBBLE BAY IS NOT A MUNICIPALITY AND DOES NOT HAVE THE AUTHORITY TO ENFORCE ANY BYLAWS OR REGULATIONS. THE RESORT VILLAGE OF PEBBLE BAY IS NOT A MUNICIPALITY AND DOES NOT HAVE THE AUTHORITY TO ENFORCE ANY BYLAWS OR REGULATIONS. THE RESORT VILLAGE OF PEBBLE BAY IS NOT A MUNICIPALITY AND DOES NOT HAVE THE AUTHORITY TO ENFORCE ANY BYLAWS OR REGULATIONS.



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