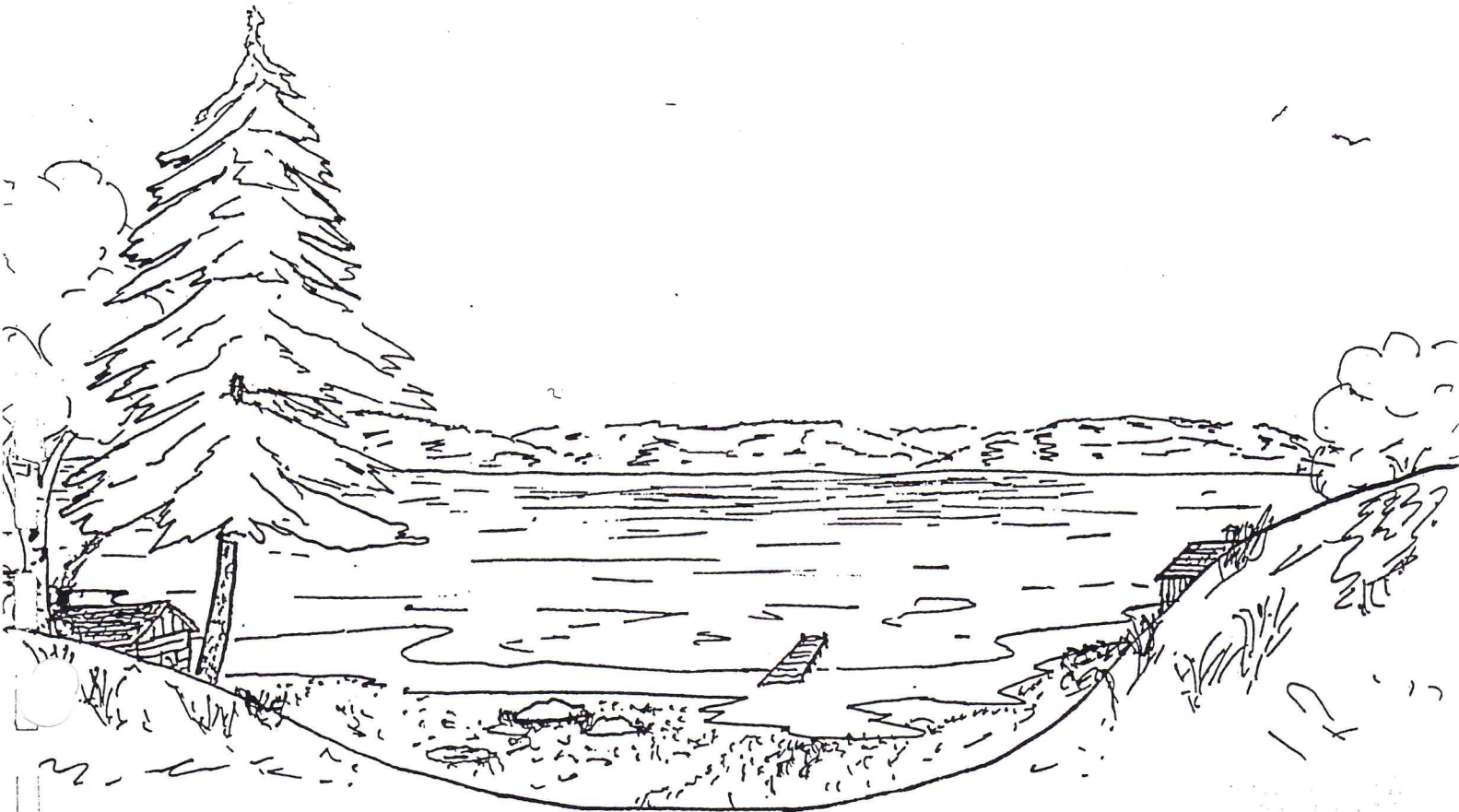


RESORT VILLAGE OF BIG SHELL

BASIC PLANNING STATEMENT

BYLAW NO. 2/85



RESORT VILLAGE OF BIG SHELL

BYLAW NO. 2/85

A Bylaw to adopt a Basic Planning Statement for the Resort Village of Big Shell.

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


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

1. This Bylaw may be cited as the "Resort Village of Big Shell Basic Planning Statement".
2. Schedule "A" attached hereto is hereby adopted as The Basic Planning Statement for the Resort Village of Big Shell.

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



  
MAYOR

  
CLERK

SCHEDULE "A"

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## SECTION 1 - INTRODUCTION

### 1.1 Authority

In accordance with Section 39 and 42 of The Planning and Development Act, 1983, the Resort Village of Big Shell adopts this Basic Planning Statement to state the goals, objectives and policies of the Village relating to future development within Big Shell.

### 1.2 Scope

The objectives and policies of this Basic Planning Statement shall apply within the incorporated area of the Resort Village. Objectives and policies relative to land outside the limits of the Village shall guide council in its actions regarding the land and negotiations with neighbouring municipalities. All development shall conform to the objectives and policies contained in this Basic Planning Statement.

### 1.3 Background

The Resort Village of Big Shell is located on the southeast shore of Big Shell Lake, a small lake of 724 hectares in surface area. The property consists of a portion of Section 5, Township 49, Range 8, West of the 3rd Meridian, being adjacent to the southeast quadrant of Shell Lake. Big Shell Lake is in the Rural Municipality of Spiritwood. The nearest urban centres are the Village of Echo Bay and the Village of Shell Lake. The Resort Village of Big Shell's location is approximately

132 km north northwest of the City of Saskatoon, and 106 km west of the City of Prince Albert.

The Resort Village of Big Shell was developed as the Big Shell Recreational Area Co-operative Limited in 1977 and became a village in 1982 to achieve local control over municipal costs and the use and development of land within the subdivision. In 1985, the Resort Village contained 113 lots.

## SECTION 2 - COMMUNITY GOALS

The goals of the Resort Village of Big Shell 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 the Resort Village of Big Shell.

The planning and development goals of the Resort Village of Big Shell 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, by reason of appropriate size, superior quality and proper location of development.

- 2.3 To ensure that development on Big Shell 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 Big Shell 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. Of particular concern is that new development should not obstruct the views of the lake from neighbouring properties.

It is recognized that there is limited potential for further cottage development in the area of Big Shell. The Resort Village of Big Shell recognizes that some additional development in the area of Big Shell may improve the viability of the Resort Village as a municipal government. However, the Village

is not in favour of added cottage subdivision development in the Village except as may be approved by a majority of the electorate.

Council recognizes a regional demand exists for a camping facility on Big Shell Lake and desires that any such facility should be located where conflict with residential use will be minimized.

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.
- d) To control the placement, size and construction of boat houses.
- e) To avoid the intrusion of camping and overnight facilities on Village or public land.
- f) To provide for the possibility of some future residential development in the area of the Village as may be approved by the community.
- g) To provide an effective buffer between the area and other areas that may undergo development.
- h) To work with the Resort Village of Echo Bay and other municipalities to prevent the deterioration of the quality of the environment of Big Shell Lake.

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) Council will by bylaw regulate the distances of buildings or structures from the property line, the minimum space to be allowed between buildings and the lines of the lots on which they are constructed and the bulk of the buildings.
- e) The bylaws of Council will limit camping uses to private lots and accessory to dwellings unless specifically authorized by Council on Village land.
- f) Council will support the potential development of a campground of appropriate size in a location on the north or west shores of Big Shell Lake to remove demand for such use from the day use areas of the Village.
- g) Council may consider limited future residential subdivision development on Village land within the area designated Natural Area on Map 2 where it would be adjacent to existing development and where the development is approved in a municipal question.



- h) Council may consider limited development of the areas of Public Reserve marked A1, A2, and A3 where such development can be integrated into the existing development pattern.

3.2 Recreational, Park and Open Space Development

3.2.1 Discussion:

The majority of land within the Resort Village consists of undeveloped Resort Village owned forest land, without direct access to the lake. The topography of this land is highly varied containing numerous small hills, ridges and hollows with frequent swamp and flood prone land in low lying areas. The undeveloped Resort Village owned land currently provides a natural buffer area to the surrounding farm land, and is used for limited extensive recreation.

The public reserves within the Village largely consist of lakeshore area below an ice thrust ridge and environmental type reserve containing swamps and flood prone land. The central recreation area designated as Community Centre on Map 2 contains the primary beach within the Village and associated day use area, a boat launch and docking area, and a large level open area located east of Loon Drive suitable for sports fields and the community office and hall.

Council wishes to consider relocation of the community hall from the area adjacent to Block 6 to the open area east of Loon Drive in conjunction

with the development of sports fields and similar uses.

A need for a marina to serve the residents of the Village has been expressed. There are three areas of swamp or low lying land within the area designated Community Centre on Map 2 that may be suitable for such use.

Three areas designated A1, A2 and A3 on Map 2, have been identified as more suitable for cottage development than public reserve use. Council would consider exchange and dedication to public reserve of Village owned land of equal value in the area suggested for sports field development (Area B on Map 2) for those areas. Similarly, to ensure proper control of a marina, if it is developed in the area of current public reserve, an exchange and dedication to public reserve of Village owned land in Area B may be desirable.

The areas designated natural area on Map 2 are considered not required for development of residential or intensive recreational use within the time frame of this statement. This land is owned by the Resort Village. Its current use is for passive recreation, visual buffer and some limited hiking and ski trails with a portion (Area C) suitable for small size dirt bikes, similar all terrain vehicles and snowmobiles. Council wishes to maintain this area in a natural state with limited provision for such use.

3.2.2

Objectives:

- a) To maintain and protect the natural forest environment of Big Shell for its visual and recreational value to the community.
- b) To designate and develop a community centre within the Village consistent with the recreational needs and desires of Village residents.
- c) To protect public access to the lakeshore minimizing physical and visual obstructions of shoreland public reserve.
- d) To provide for public reserve suitable for public recreational use where not required to be dedicated as hazard lands or for environmental protection.
- e) To provide for such facilities as a marina sports fields, community hall and other facilities as may be desired by the community in the future.

3.2.3

Policies:

- a) The area designated natural area on Map 2 shall be preserved as much as possible in its natural state with the exception of the development of limited recreational trails and except as provided in Section 3.1.3.
- b) Area C may include trails designated for small off-road all terrain vehicles. Other trails shall be for non-motorized use.

- c) Recreational and community facilities shall be developed within the area designated as Community Centre on Map 2.
- d) Major facilities shall only be developed after opportunity for public comment has been given to the electorate of the Village.
- e) Council shall investigate the feasibility of developing a marina within the Community Centre or other area, if more suitable.
- f) Council will investigate the suitability of exchanging selected areas of public reserve for land in Area B, to facilitate residential or marina development.
- g) Area B shall be reserved for future sports field and associated structure development.
- h) Public reserves not designated for exchange and within the area of land designated for residential use shall be maintained in a natural state.

3.3 Commercial Development

3.3.1 Discussion:

The primary function of the Resort Village of Big Shell 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. Commercial services are available in the municipalities near Big Shell Lake.

3.3.2 Objectives:

To maintain the purely residential/recreational nature of the Village.

3.3.3 Policies:

a) Commercial development shall not be permitted in the Resort Village of Big Shell except in the form of limited accessory home occupation, at Council's discretion. Council's discretion shall be exercised based on the following guidelines:

- i) The home occupation should not cause any apparent variation from the residential appearance of the dwelling.
- ii) Exterior storage of materials shall not be necessary in the operation of the home occupation.

3.4 Services:

3.4.1

The level of services required in the Resort Village of Big Shell is relatively minimal. Sewage disposal and water supply are the individual responsibility of the property owners. The size and development of most roads is considered adequate at this time. However, there is a need to improve a limited portion of the roadway system for areas where the roads are subject to flooding and direct access to lots is periodically blocked and where the correction of road alignment is required.

Maintenance is contracted with local residents and the municipality of Spiritwood. A sanitary landfill and lagoon are maintained by the Village. These services are considered adequate for this Resort Village.

3.4.2 Objectives:

- a) To maintain service at existing levels.
- b) To provide a water supply appropriate to the needs of the Resort Village.
- c) To ensure convenient access to each lot in the Village.

3.4.3 Policies:

- a) No expansion of communal provision of sewage disposal systems is proposed.
- b) Council shall investigate the needs and desires of the residents for communal water supply and the feasibility of provision of such supply.
- c) Council shall undertake a program of road improvement to areas where access is inadequate to individual lots.
- d) All disposal of refuse and sewage shall take place within the area designated as Utility on Map 2 in facilities provided for those purposes.

SECTION 4 - IMPLEMENTATION

4.1 Zoning

- a) The principal means of implementing the Basic Planning Statement shall be the Zoning Bylaw No. 3/85 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 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.
- e) The zoning bylaw shall contain a residential district, a park and community facility district and an urban reserve district. The purpose of these districts shall be:
  - Residential - to provide for single unit dwellings and associated accessory use.
  - Park & Community Facility District - to provide for community recreational and office facilities.
  - Urban Reserve District - to provide for natural parks and municipal utility service facilities.

4.2

Other Implementation Tools

- a) The bylaws and resolutions of Council shall not be inconsistent with this Basic Planning Statement.
- b) Council shall co-operate with the provincial authorities to enforce fire safety and environmental protection regulations within the limits of the Village.
- c) Where council proposes exchange for public reserves, the following guidelines shall be considered.

- i) The lands exchanged should be equal in value.
- ii) The proposal shall be approved by the electorate in a municipal question.
- iii) Any lots resulting shall be offered for sale initially by public tender with a minimum reserve bid.
- iv) Money's raised by any such sale should be used for the provision of specified community facilities.
- d) Council will pursue suitable municipal control over public reserves.
- e) Council will maintain discussions with neighbouring municipalities aimed at ensuring development on Big Shell Lake enhances and protects the environment of the lake for all its users.