

RESORT VILLAGE OF AQUAEDO  
BASIC PLANNING STATEMENT  
Bylaw No. 18/89

RESORT VILLAGE OF AQUADEO

BYLAW NO. 18/89

A bylaw to adopt a Basic Planning Statement for the Resort Village of Aquadeo.

WHEREAS in order to ensure the orderly development of the Resort Village of Aquadeo the Council deems it necessary to adopt a Basic Planning Statement.

The Council of the Resort Village of Aquadeo in the Province of Saskatchewan in open meeting enacts as follows:

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

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

  
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MAYOR

S E A L

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CLERK

RESORT VILLAGE OF AQUADEO  
BASIC PLANNING STATEMENT  
Schedule "A" to Bylaw No. 18/89

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## INTRODUCTION

### 1 PREAMBLE

#### 1.1 Authority

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

#### 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 Resort Village shall guide Council in its actions regarding the land and shall take effect upon incorporation into the Resort Village. All development shall conform to the objectives and policies contained in this Basic Planning Statement.

### 2 BACKGROUND

The Resort Village of Aquadeo is located on the north shore of Jackfish Lake. The municipal boundaries contain portions of Sections 15 & 16 -48-17-3 within the area of the Rural Municipality of Meota. Other development areas on this lake include the Village of Meota, the Resort Villages of Cochin and Metinota, the Battlefords Provincial Park, and 13 other resort type subdivision areas. The Resort Village is 47 km north of the City of North Battleford and 184 km northwest of the City of Saskatoon.

The Resort Village of Aquadeo was formed from two main private leasehold cottage and mobile home court developments that were partially subdivided to provide titled lots for the lake front portions. The Aquadeo portion was subdivided in 1959 and added to in 1983-4. The Poplar cove portion subdivision was completed in 1962. The area was incorporated as a Resort Village in 1988 including the area of the Organized Hamlet of Aquadeo and a portion of the adjacent land containing a private golf course and mobile home court. By incorporation, the residents sought to achieve local control over municipal development and taxation. In 1989 the Resort Village contained 278 cottage lots with a total of 261 assessed dwellings, 7 commercial lots, and 193 mobile home sites in the mobile courts.

In 1984 a Lake Management Plan study for Jackfish and Murray Lakes was prepared by Marshall Macklin Monaghan Western Ltd. on behalf of the R.M. of Meota. The plan formed a background for a Basic Planning Statement and Zoning Bylaw,

adopted in 1986 for the R.M. of Meota. With the formation of the Resort Village of Aquadeo a new Basic Planning Statement and Zoning bylaw is needed to convert and adapt the existing Rural municipality bylaws to bylaws suitable to the new municipality. Council supports the general concepts of the Lake Management Plan and will work with the other municipalities that abut the Lakes towards its implementation.

### 3 GOALS

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

The planning and development goals of the Resort Village of Aquadeo are:

- 3.1 To protect and enhance the environmental quality of the Resort Village and its surrounding region for the purpose of developing a recreational and residential community for its residents.
- 3.2 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.
- 3.3 To provide for and encourage improvement in the quality of commercial development within the area developed for commercial use, appropriate to serve the residential and recreational community.
- 3.4 To ensure that development on Jackfish Lake remains within the capacity of the environment to absorb that development, in cooperation with the surrounding municipalities.



OBJECTIVES AND POLICIES

4 RESIDENTIAL DEVELOPMENT

4.1 Discussion :

The character of residential development in Aquadeo has been one of mixed quality, ranging from older travel trailers permanently sited to new dwellings of a size compatible with permanent residence. While Council will provide for the existing smaller dwellings, improvement in the quality and size of new construction, consistent with modern trends, will be encouraged. Council will also provide for existing mobile home and trailer courts, in line with the provincial mobile home court regulations, but will encourage any future development or redevelopment to provide for subdivided titled lots of a size consistent with regular cottage dwelling development.

It is of concern to Council that the capacity of the public access to the Lake limits the potential capacity of the municipality to absorb new residential development within the boundaries of the Resort Village. It is also of concern that the golf course, which gives particular recreational value to the Resort Village for the lessees of mobile home sites and the owners of cottage lots alike, should be maintained and improved in its current location. Therefore Council does not support further subdivision or development of new areas of residential use within current boundaries of the Resort Village.

Limited residential expansion may be possible to the east and north of the Poplar Cove subdivision area but only if the land is first annexed to the Resort Village and a servicing agreement is employed to ensure recovery of the costs of the development to the Resort Village. However Council would prefer that any additional development for residential use in the area on the north shore of Jackfish Lake should occur to the west and south of the current Resort Village boundary, and then only with concurrent development of new lakeshore access and park development to serve the proposed development.

Of concern is the possibility of extensive fire damage given the limited fire protection possible in a Resort Village with a seasonal residence pattern. It is of concern that the residential areas may over time become unsightly through inappropriate storage of materials.

4.2 Residential Objectives

4.2.1 To enhance the character and quality of residential development within the Resort Village.



- 4.2.2 To encourage the preservation and improvement of lower density residential development areas.
- 4.2.3 To provide for existing mobile home court development while at the same time restricting any increase in area or density in those areas, and encouraging the development of suitable landscaped and treed buffers for these mobile home courts to enhance the general appearance of the Resort Village.
- 4.2.4 To limit the potential pressure created by possible new development on existing lakeshore access and beach parks.
- 4.2.5 To decrease the risk of fire in residential development.
- 4.2.6 To avoid the intrusion of commercial development in residential areas.
- 4.2.7 To work with the other urban municipalities and organized hamlets abutting Jackfish and Murray Lakes, the Provincial Park, and the R.M. of Meota to prevent the deterioration of the quality of the environment in all areas around the lakes.

#### 4.3 Residential Policies

- 4.3.1 The bylaws of Council shall encourage the use of new construction of dwellings to a size compatible with or larger than existing development.
- 4.3.2 The zoning bylaw will regulate the distances of buildings and structures to property lines, the bulk of buildings and the location and size of other accessory structures.
- 4.3.3 The bylaws of Council will provide for adequate separation between dwellings, clear of fire hazards.
- 4.3.4 The bylaws of Council will provide for the continued use of land for mobile home and trailer court development to recognize existing development within the current Resort Village boundaries. The area devoted to such use will not be expanded. Council will encourage the reduction in density in these areas when ever possible.



- 4.3.5 The bylaws of Council will provide for mobile homes as dwelling units in subdivided residential districts at the discretion of Council. Council shall exercise its discretion based on the following guidelines:
- a) Mobile homes may be considered for location in blocks adjacent to existing mobile home development, or within areas specifically designated for mobile home development by Council.
  - b) All mobile homes may be subject to special standards to ensure safety and compatibility with single unit dwellings in terms of size, construction and attachment to the ground.
- 4.3.6 Council will oppose the development of new residential use subdivisions in Section 15-48-17-3, unless the land is first annexed to the Resort Village. Council may consider agreeing to such development in the Sections 9&16 -48-17-3 abutting the Resort Village, only where the land is annexed to the Resort Village and the proposal provides for suitable access to the subdivision and to the lake within the area of the proposal. Annexation is required in order to ensure the appropriate use of a servicing agreement.
- 4.3.7 Council recognizes that due to the historical development pattern, some existing residences may present difficulties in undergoing reasonable development of a dwelling under the standards of the zoning bylaw. In such situations, variation of the standards may be considered on a case by case basis by the Development Appeals Board.

5 PARKS, RECREATION, AND OPEN SPACE DEVELOPMENT

5.1 Discussion:

In 1989, Public Reserve lands were of two main types:  
- water related public recreational lands such as the main beach park, Public Reserve PR8 with parts of R2, on Beach Avenue, and Public Reserve R3 at the south west end of the Resort Village.

- public beach access and buffer strips such as Public Reserve R1, R2, R3, R4 & R5 in Section 16 and Public Reserve R1, R2, & R3 in Section 15.

Council wishes to continue to develop the principal lake use recreational focus within Area A on Map 1. Additional community lake access facilities may be needed in the area of Public Reserve R3 at the southwest end of the Resort Village.

The second recreational focus for the Resort Village is provided through the Golf Course and associated Country Club. Council desires to continue the support of this facility and the social and recreational service that it provides.

5.2 Objectives:

5.2.1 To maintain suitable public access to the lakeshore at appropriate locations.

5.2.2 To designate a lakeshore recreational focus within the Resort Village consistent with the recreational needs and desires of Resort Village residents.

5.2.3 To ensure sufficient and suitable land will be available for lake or beach use and access before any future residential development will occur.

5.2.4 To encourage the maintenance and development of complementary recreational development to public facilities.

5.2.5 To protect the existing beach park areas for day use activities.

5.3 Policies:

5.3.1 Areas A and B on Map 1 are designated as the primary public beach access areas. Area A shall be the primary focus for Village beach and water access development. Area B shall be designed and maintained to serve the additional water access needs. Other public lands abutting the lakeshore shall be



preserved as much as possible in their natural state, with the exception of the development of limited pedestrian trails.

5.3.2 Due to the shallow gradient of the Jackfish Lake foreshore in this area the development of individual docking facilities will be discouraged in favour of communal facilities for a larger number of residents.

5.3.3 The Golf Course and related facilities will be encouraged as far as is consistent with the primary function of the Resort Village as a residential/recreational community.

5.3.4 Public Reserves shall not be used for overnight camping use or other similar activities.



6 COMMERCIAL DEVELOPMENT

6.1 Discussion:

The Resort Village of Aguadeo provides a residential community in a resort setting. Council desires to support the upgrading of commercial services designed to complement this function within the area designated for commercial use.

6.2 Objectives:

6.2.1 To provide for future commercial area improvement in the Resort Village of a form that will complement and improve the community as a residential and recreational area.

6.2.2 To ensure that commercial development will not intrude into areas of primarily residential development.

6.2.3 To encourage the upgrading of both the appearance and quality of service to the public of commercial services in the Resort Village.

6.2.4 To recognize the need of some persons to carry out their work in their dwelling.

6.3 Commercial Policies:

6.3.1 Council will provide in its bylaws for the development of commercial service functions designed to serve the residents of the Resort Village and guests in the area designated for Commercial use on Map 1.

6.3.2 Council will encourage the improvement of the visual appearance of the commercial areas within the Resort Village, in conjunction with local business, through both building and landscape development of private land and landscape development of public rights of way. Particular attention will be paid to the visual separation of private land from public rights-of-way.

6.3.3 Commercial development shall not be permitted in areas designated for residential development in the Resort Village of Aquadeo, except in the form of limited accessory home occupations for the occupants of dwellings, at the discretion of Council and subject to special standards. Council shall exercise its discretion based on the following guidelines:

- (1) The home occupation should not cause any apparent variation from the residential character of the dwelling.
- (2) Exterior storage of materials shall not be necessary in the operation of the home occupation.
- (3) The home occupation will not create a conflict in terms of noise, glare, dust, or odor.

7 SERVICES:

7.1 Discussion:

The level of community utility services in the Resort Village of Aquadeo is limited. Sewage disposal and water supply is the responsibility of the individual property owner. A facility for solid waste disposal is located north of the Resort Village, and summer garbage collection is provided. A sewage lagoon site is being developed and maintained within with the area of R.M. of Meota, west of the Resort Village. The size and level of development of most streets is considered adequate at the present time.

These services are generally considered adequate for the Resort Village at this time.

7.2 Objectives:

- 7.2.1 To maintain and improve the existing level of services.
- 7.2.2 To endeavour to maintain all weather road access.
- 7.2.3 To maintain an adequate refuse disposal site and sewage lagoon site as necessary.
- 7.2.4 To maintain and upgrade a municipal fire protection service.

7.3 Policies:

- 7.3.1 Council will maintain the availability of an adequate site for refuse disposal and a sewage lagoon site. In order to reduce the costs to the Resort Village, Council will work with the R.M. of Meota or other municipalities in the provision of facilities, where appropriate. Capital costs of the lagoon will be born through appropriate charges to each residence in the municipality.
- 7.3.2 Other municipal service facilities may be supplied where a clear demand is expressed. As a general principle, Council will normally provide such facilities on a user pay basis.
- 7.3.3 Council shall undertake a program for the improvement of streets within the Village as required.
- 7.3.4 Council will investigate methods to improve the fire protection services within the municipality.



IMPLEMENTATION

8 POLICIES FOR IMPLEMENTATION

- 8.1 The primary means of implementation of this Basic Planning Statement shall be the Zoning Bylaw No. 19/89 adopted in conjunction herewith.
- 8.2 All development within the Resort Village of Aquadeo shall conform to this Basic Planning Statement.
- 8.3 Amendments to the Zoning Bylaw shall only be considered where consistent with the Basic Planning Statement.
- 8.4 The Zoning Bylaw shall divide the Resort Village into zoning districts. The intent of each district is as follows:
  - (1) R1 - Residential District  
To provide for single unit residential development and associated accessory uses.
  - (2) R2 - Residential District  
To provide for mobile home court residential development and associated accessory uses.
  - (3) C - Commercial District  
To provide for commercial and community service development.
  - (5) UR - Urban Reserve District  
To reserve lands at the periphery of the Resort Village for non intensive recreational development, future urban development, or for natural buffer areas, while at the same time allowing for their continued use for other non intensive development.
- 8.5 Other bylaws and resolutions of Council shall not be inconsistent with this Basic Planning Statement.
- 8.6 Council shall cooperate with the provincial authorities to enforce fire safety and environmental protection regulations within the Resort Village.
- 8.7 Council will pursue annexation of land as and when necessary to implement this Basic Planning Statement.
- 8.8 Where appropriate Council will purchase or lease property, or use public investment to achieve the objectives of this Basic Planning Statement.

- 8.9 Subdivisions of private land that require the provision of new streets or other public services shall only be approved in conjunction with a servicing agreement. A servicing agreement shall provide for the construction of services required by the subdivision either at the total expense of the proponent, or partially at the expense of the proponent and of the municipality as may be negotiated with Council. The Resort Village will only consider sharing costs of a service that is of wider benefit to the community beyond the area of the proposed subdivision.
- 8.10 Council will be guided by the principals and recommendations contained in the Jackfish-Murray Lake Management Plan, and will work with the other urban municipalities and the Rural Municipality of Meota towards the improvement of the lake environment.

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