

RESORT VILLAGE OF ECHO BAY
BASIC PLANNING STATEMENT
Bylaw No. 1-87

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Schedule "A" to Bylaw No. 1-87

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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 Echo Bay adopts this Basic Planning Statement to state the goals, objectives and policies of the the Resort Village relating to future development within Echo Bay.

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 Echo Bay is located around a sheltered bay on the northeast shore of Big Shell Lake, a small lake of approximately 697 hectares in area. The land consists of a portion of Section 8-49-8-3 within the area of the Rural Municipality of Spiritwood. The nearest other urban centres include the Resort Villages of Big Shell and of Pebble Baye and the Village of Shell Lake. The Resort Village of Echo Bay's location is approximately 135 km northwest of the City of Saskatoon and 103 km west of the City of Prince Albert.

The Resort Village of Echo Bay was formed from a private leasehold cottage development that was subdivided to provide titled lots in 1977, and subsequently expanded by stages in 1978, 79, 80, and 83. The area was designated as an Organized Hamlet in 1980 and incorporated as a Resort Village in 1982 to achieve local control over municipal development and taxation. In 1987 the Resort Village contained 153 cottage lots.

Over the period of 1986-87 a Lake Management Plan for Big Shell Lake was conducted by UMA Engineering Ltd. in association with J. D. Mollard and Associates on behalf of the three municipalities abutting the lake: the Resort Villages of Echo Bay and Big Shell, and the Rural Municipality of Spiritwood. The plan formed a background for this Basic Planning Statement, and the Statement embodies the basic principles and recommendations of that plan as they apply to the Resort Village of Echo Bay.

Council supports the concepts of the Lake Management Plan and will work with the other two municipalities towards its implementation.

3 GOALS

The goals of the Resort Village of Echo Bay 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 Echo Bay.

The planning and development goals of the Resort Village of Echo Bay are:

- 3.1 To protect and enhance the environmental quality of the Resort Village and its surrounding region for the primary purpose of developing a recreational/residential community for its citizens.
- 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 recreational development.
- 3.3 To ensure that development on Big Shell Lake remains within the capacity of the environment to absorb that development , in co-operation with its surrounding municipalities.

OBJECTIVES AND POLICIES

4 RESIDENTIAL DEVELOPMENT

4.1 Discussion :

The character of residential development in Echo Bay has been one of relatively high quality new construction, of a size compatible with permanent residence . It is of concern that this character should be maintained and enhanced by any future construction or reconstruction and development in the area. Also of concern is the possibility of extensive fire damage given the limited fire protection possible in a small Resort Village in a well forested area. It is of concern that the residential areas may over time become unsightly through inappropriate storage of materials in residential areas. Of particular concern is that new development should not obstruct the views of the lake from neighbouring properties.

It is recognized that the potential for further development of new cottage sites on Big Shell Lake is very limited by the size of the lake. The Resort Village of Echo Bay considers that, with the development of the remaining subdivided lots, the desirable number of residences within the Resort Village will have been reached. Therefore Council is not in favour of added cottage subdivision development in the municipality beyond the number of lots existing in 1987. The primary functions suitable for the remaining lands within the municipality are considered to provide recreational space, to serve as a buffer to the agricultural lands near the lake, and for municipal uses accessory to the functioning of the Resort Village.

Council recognizes a regional demand exists for camping facilities on Big Shell Lake, but desires that any such facility should be limited in size and located where conflict with the Village residential use and recreational development will be minimized. The current location of the Parks and Renewable Resources public facility on the northwest shore is considered suitable. Council will negotiate to ensure that its size is not excessively expanded to create conflicts on the lake.

4.2 Residential Objectives

- 4.2.1 To maintain and enhance the character and quality of residential development within the Resort Village.
- 4.2.2 To decrease the risk of fire in residential development.
- 4.2.3 To avoid the intrusion of commercial development in residential areas.

- 4.2.4 To control the placement, size and construction of boat houses.
- 4.2.5 To avoid the intrusion of camping and overnight facilities on Village or public land.
- 4.2.6 To provide an effective buffer between Village residential land and other areas outside the Village that may undergo agricultural development.
- 4.2.7 To work with the Resort Village of Big Shell and the R.M. of Spiritwood to prevent the deterioration of the quality of the environment in all areas around Big Shell Lake.

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 existing development.
- 4.3.2 The bylaws of Council will provide for adequate separation between dwellings, clear of fire hazards.
- 4.3.3 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.
- 4.3.4 The bylaws of Council will limit camping uses to being accessory to a private dwelling on private lots, except as specifically authorized by council on Village or public land for a special event.
- 4.3.5 Council supports the development of a campground of appropriate size in a location on the northwest shore of Big Shell Lake to remove the demand for such use from the day use areas of the Village.
- 4.3.6 Council will not consider the redesignation of land for new residential subdivision except as may be necessary to provide for a single lot in conjunction with the implementation of policy 4.3.6.

5 PARKS, RECREATION, AND OPEN SPACE DEVELOPMENT

5.1 Discussion:

In 1987, there were three types of open space and undeveloped land within the Resort Village, and in the area to the east which was in use by the municipality. The public reserve lands consisted of shoreland reserve, low lying land subject to flooding and ponding, other areas suitable for buffers to the residential areas, and a limited amount of land area that can be used for park, beach, or playground uses. Generally these lands are suitable for hiking trail or other similar non-intensive recreation use. Private land within the area has been leased and used for community purposes. The major focus of such lands has been the area of the marina and municipal works building on leased property and the associated beach on public reserve land. In addition land has been leased to provide for a refuse disposal site, a sand supply pit, and an all terrain vehicle track (dirt bikes) in the east half of SE - 8 - 49 - 8 - 3. Other private lands have been used for crop land or remain in a largely natural state.

Council wishes to continue to develop the principal community recreational and community facility focus within Area A on Map 1. The current use patterns including the track are considered suitable for the east half of SE - 8 - 49 - 8 - 3, with the potential addition of a golf course in the southern portion at some future date. The remaining areas of open space are considered suitable for non-intensive and passive recreational uses.

In order to achieve the objectives regarding open space lands Council is prepared to consider lease or purchase of private lands in the Resort Village, where appropriate, in addition to adopting land use controls.

5.2 Objectives:

- 5.2.1 To maintain and protect the natural forest environment of Echo Bay for its visual and recreational value to the village.
- 5.2.2 To designate and develop a community centre within the Resort Village consistent with the recreational and community facility needs and desires of Village residents.
- 5.2.3 To preserve the natural character of the lakeshore public reserves outside community beach facilities.
- 5.2.4 To designate an area for potential golf course development.

5.2.5 To provide for non-intensive recreational or crop land use where appropriate of the remaining areas of open space lands within the scope of this Statement.

5.3 Policies:

- 5.3.1 The areas designated as natural are on Map 1 shall be preserved as much as possible in their natural state, with the exception of the development of limited recreational trails.
- 5.3.2 Area A shall be designated as the Community Centre. Major recreational and other municipal facilities shall be developed in this area. Area A1 is reserved for future sport field and related development.
- 5.3.3 Area B may contain trails designated for small off-road all terrain vehicles. Other trails shall be for non-motorized use.
- 5.3.4 Area C may be designated for future recreational uses such as a golf course.
- 5.3.5 Major Facilities will only be developed after an opportunity for public comment has been given to the electorate of the Resort Village.
- 5.3.6 Council will investigate the feasibility of purchase or lease of lands considered desirable for community recreational and facility use, particularly within the area of the community centre. Council may consider the addition of one residential lot in the northwest corner of the village if necessary to facilitate the transfer to village ownership of remaining unsubdivided land in the area.
- 5.3.7 All other open space lands may be used for non-intensive recreational uses or crop land farming. The use of land for crop land shall be at the discretion of Council. Council shall exercise its discretion based on the following criteria:
- (1) no construction of dwellings will be involved in the farming operation on the site.
 - (2) livestock raising will not occur on the site.
 - (3) no new clearing of land shall occur in the site.

6 COMMERCIAL DEVELOPMENT

6.1 Discussion:

The primary function of the Resort Village of Echo Bay is to provide a residential community in a resort setting. The Village is not a service centre for the surrounding region and has no plans to develop a service centre function. Commercial services are available in other municipalities in the region.

6.2 Objectives:

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

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

6.3 Commercial Policies:

6.3.1 Commercial development shall not be permitted in the Resort Village of Echo Bay, 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 services in the resort village of Echo Bay is relatively minimal. Sewage disposal and water supply is the responsibility of the individual property owner. Waste disposal and municipal sand supply has been provided in the locations designated utility service on Map 1. The size and level of development of most streets is considered adequate at the present time. However there is a need to improve a limited portion of the street system to eliminate soft spots susceptibility to weather conditions. Maintenance has been provided by contract with local residents and by use of municipal equipment.

The municipal office, fire hall, and maintenance structure has been located within the area designated community centre.

These services are considered adequate for this Resort Village.

7.2 Objectives:

- 7.2.1 To maintain services at existing levels.
- 7.2.2 To endeavor to maintain all weather road access.
- 7.2.3 To maintain an adequate refuse disposal site as necessary.
- 7.2.4 To maintain and upgrade a municipal fire protection service.

7.3 Policies:

- 7.3.1 The municipal refuse disposal site shall be located in land designated Utility Service on Map 1 for that purpose. All disposal of refuse and sewage shall take place within this designated area. Council shall monitor its function and use to ensure its continuing adequacy.
- 7.3.2 Other municipal service facilities shall be located within the area of the Community Centre.
- 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. 2/87 adopted in conjunction herewith.
- 8.2 All development within the Resort Village of Echo Bay 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) R - Residential District
To provide for single unit residential development and associated accessory uses.
 - (2) P - Park and Community Facility District
To provide for community recreational facilities and central municipal structures.
 - (3) OS - Open Space District
To provide for natural areas, limited non-intensive recreational facilities, and municipal utility service facilities.
- 8.5 Other bylaws and resolutions of Council shall not be inconsistent with this Basic Planning Statement.
- 8.6 Council shall co-operate with the provincial authorities to enforce fire safety and environmental protection regulations within the Village.
- 8.7 Council will pursue annexation of land as and when necessary to implement this Basic Planning Statement. The initial priority for consideration of annexation shall be the east half of SE - 8 - 49 - 8 - 3.
- 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 Council will pursue suitable municipal control over public reserves and other public places

8.10 Council will be guided by the principals and recommendations contained in the Big Shell Lake Management Plan, and will work with the Resort Village Big Shell and the Rural Municipality of Spiritwood No. 496 towards its implementation.
