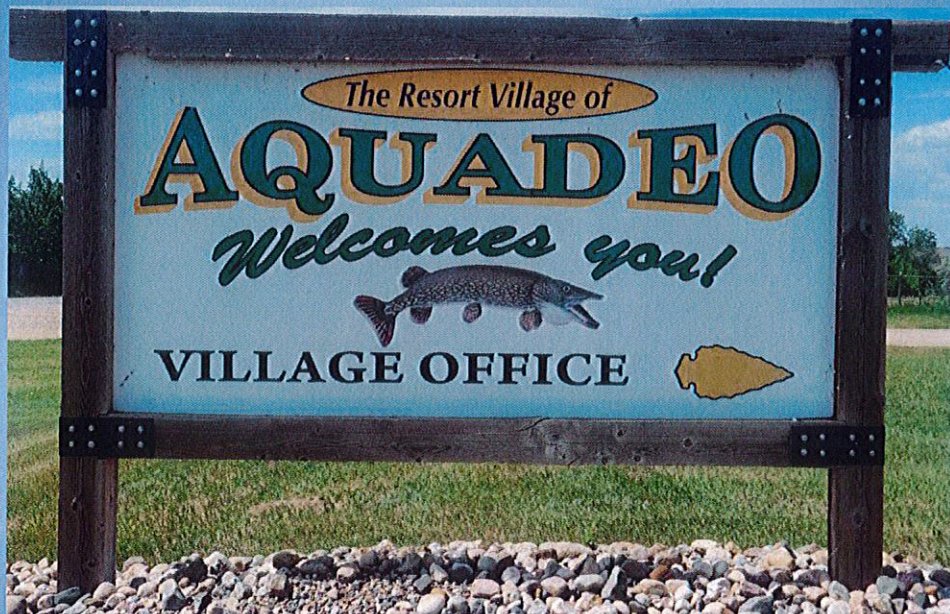


Official Community Plan

Resort Village of Aquadeo

Bylaw No. 03-2025



RESORT VILLAGE OF AQUADEO
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 03-2025

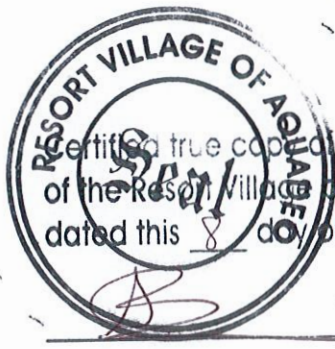
August 2025

Peter Delaney

MAYOR

[Signature]

CHIEF ADMINISTRATIVE OFFICER



Certified true copy of Bylaw 3/2025
of the Resort Village of Aquadeo,
dated this 8 day of August, 2025.

[Signature]
Administrator

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN

Bylaw No. 03-2025

A Bylaw of the Resort Village of Aquadeo to adopt the Official Community Plan.

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


1. **WHEREAS**, Pursuant to sections 29 and 32 of *The Planning and Development Act, 2007* the Council of the Resort Village of Aquadeo hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw;
2. **WHEREAS**, in accordance with Section 207 of the Act, the Council of the Resort Village of Aquadeo held a public hearing on August 9, 2025, with regards to the proposed bylaw, which was advertised in a weekly paper on July 3, 2025, and July 10, 2025, in accordance with the public participation requirements of the Act; and,
3. **WHEREAS**, in order to ensure the orderly development of the Resort Village of Aquadeo the Council deems it necessary to adopt an Official Community Plan.
4. **THEREFORE**, 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 Official Community Plan".
 - 2) Bylaw No. 18/89 known as the "Basic Planning Statement" including all amendments thereto are hereby repealed.
 - 3) Schedule "A" attached hereto is hereby adopted as the "Resort Village of Aquadeo Official Community Plan."

This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the	<u>20th day of June, 2025</u>
Read a Second Time the	<u>9th day of August, 2025</u>
Read a Third Time the	<u>9th day of August, 2025</u>
Adoption of this Bylaw this	<u>9th day of August, 2025</u>

APPROVED
REGINA, SASK.
OCT 15 2025

Minister of Government Relations


MAYOR



CHIEF ADMINISTRATIVE OFFICER



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3. Introduction

1.1 Purpose and Authority

The Planning and Development Act, 2007, (“the Act”), states that the purpose of an Official Community Plan (OCP) “is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality”.

This OCP follows the principles and requirements of the Act and *The Statements of Provincial Interest Regulations* (SPI) and provides guidance and structure for future planning and development within the Resort Village of Aquadeo.

1.2 Scope

The objectives and policies outlined within this OCP are applicable to all lands located within the Resort Village of Aquadeo boundaries. Where objectives and policies are applied to lands outside of the Resort Village either by text or mapping, they are non-binding but serve to provide guidance on potential future expansion and coordination of land use planning decisions in the rural-urban interface outside of Resort Village boundaries. If any part of this OCP is found to be invalid, by the authority of a competent jurisdiction, such a decision shall not affect the validity of the remainder, or other sections, of this OCP.

1.3 Legislative Requirements

The legislative requirements for an OCP are established in Section 32 of the Act and are listed below:

- 1.3.1 An OCP must incorporate, insofar as is practical, any applicable provincial land use policies and statements of provincial interest.
- 1.3.2 An OCP must contain statements of policy with respect to:
 - a) Sustainable current and future land use and development in the municipality;
 - b) Current and future economic development;
 - c) The general provision of public works;
 - d) The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
 - e) The management of environmentally sensitive lands;
 - f) Source water protection;
 - g) The means of implementing the OCP;
 - h) The co-ordination of land use, future growth patterns and public works with adjacent municipalities;
 - i) If the municipality has entered into an inter-municipal development agreement pursuant to the relevant sections of the Act, the implementation of the inter-municipal development agreement;
 - j) The provision of municipal reserve for school purposes;
 - (i) Ensure the creation of municipal reserve sites suitable to be used for school purposes;
 - (ii) Designate the locations of municipal reserve sites to be used for school purposes; and
 - (iii) Provide for the dedication of land or money-in-lie of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and,
 - k) The management of lands that are in proximity to existing or proposed railway operations.

1.3.3 This Official Community Plan, its Zoning Bylaw as the primary tool for implementation of these policies, and any land use planning decision stemming therefrom shall also be consistent with The Statements of Provincial Interest Regulations (SPI) as per section 8 of the Act.

The categories within the SPI are:

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. First Nations and Métis Engagement
4. Heritage and Culture
5. Inter-municipal Cooperation
6. Mineral Resource Exploration and Development
7. Public Safety
8. Public Works
9. Recreation and Tourism
10. Residential Development
11. Sand and Gravel
12. Shore Land and Water Bodies
13. Source Water Protection
14. Transportation
15. Community Health and Well-Being
16. Economic Growth

2 Community Overview

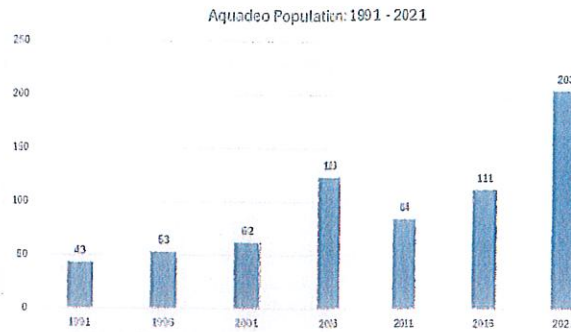
2.1 Background & Context

The Resort Village of Aquadeo is located on the north shore of Jackfish Lake just west of the inlet of the Turtle River. The municipal boundaries contain portions of Sections 15 & 16-48-17-W3M and is otherwise surrounded by the Rural Municipality of Meota No. 464 (RM). Other urban areas on this lake, and Murray Lake lying further east and connected via Lehman Creek, include the Village of Meota, and the Resort Villages of Cochin and Metinota. There are twelve Organized Hamlets of the RM that front directly on to two these two lakes, and the Battlefords Provincial Park occupies a large area of land located at the northeast corner of Jackfish Lake. The Resort Village is approximately 46 km north of the City of North Battleford and 182 km northwest of the City of Saskatoon.

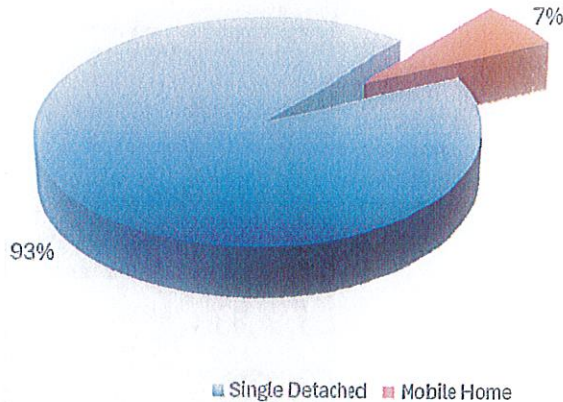
The Resort Village of Aquadeo was formed from two main private leasehold cottage and mobile home court developments there were partially subdivided to provide titled lots for the lake front portions. The Aquadeo portion was subdivided in 1959 and added to in the early 1980's. The area was incorporated 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 manufactured home/recreational vehicle court. By incorporation, the residents sought to achieve local control over municipal development and taxation.

Population change has occurred within the community, with the Resort Village recording its highest number of permanent residents* in its history. The community sees substantial seasonal variations in population during summer months, and special events may attract up to 6,500 visitors, seasonal residents and permanent residents to the community. This residential swing has many implications for the community, highlights the seasonal and 'resort' nature of the community which is represented in the various policies included within this OCP.

A land use inventory was completed when undertaking the Official Community Plan (OCP), to better understand how the community is currently being used. This provides context for the policies proposed within the OCP, and aligns with the direction described by Council in the adoption of land use planning bylaws. The majority of community is residential in nature, and all commercial operations are oriented towards seasonal residential populations (i.e., seasonal, and/or leased campgrounds). Tourist-oriented commercial development assists to make Aquadeo a Resort Village destination location where individuals can have comprehensive recreational activities, such as a golf course, marina, campgrounds, restaurants and many lake-related recreational activities. Proximity to the Battleford's Provincial Park provides additional organized activities, such as disc golf, mini golf, walking trails, and in winter snowshoe and cross-country skiing trails, tobogganing hills and well-groomed snowmobile trails.



Aquadeo Housing Stock, Land Use Inventory, 2025



In completion of the Land Use Inventory, it was determined that the majority of the housing stock within the community are single-detached dwellings of various ages. With the beginnings of the community being established in the 1950's or prior, part of the community's charm is the eclectic mix of dwellings, encouraging residents of various backgrounds and income levels to feel welcome to individuals, and families.

The majority of the permanent residential development within the community are housed in single-detached dwellings equating to approximately 93% of the dwellings within the community, and 7% of the dwellings are renovated mobile homes*. The community has seen considerable redevelopment over the past couple decades with many property ownership changes resulting in the removal of old residential buildings to be replaced with four-season dwelling units. Due to existing infrastructure, and trees, the placement of move-in dwelling units is problematic, and typically new development is conducive to on-site residential construction. Some move-in dwellings are considered; however, these tend to be mobile home, or park models, simply due to the size (and narrowness) of the buildings, and less complication to travel through the community to reach internal sites.

It should be noted that a substantial aspect of the community is in the form of seasonal campgrounds and manufactured home/recreational vehicle courts, with three such areas located within municipal boundaries. These campgrounds managed by various operators accommodate recreational vehicles, park models and other various non-building code residential structures. As these are private campgrounds, accessed by internal non-surveyed roadways, it was not included within the land use inventory for the community; however, is estimated to represent approximately 40% of the seasonal users of the community. These campgrounds are typically



Official Community Plan of the Resort Village of Aquadeo

located around the periphery of the community, with the permanent residential development being located along the lakefront, and second and third row residential development.

With walking trails along the lakefront of the community, and the various trails and roadways located throughout the remainder of the community, Aquadeo is pedestrian centric, contributing to its tourist-destination goals.

*Note: the population numbers and housing inventory shown is based on information obtained through Statistics Canada. There are some limitations to the completeness and accuracy of this information as it does not capture forms of seasonal dwelling occupation and population fluctuations.

3 Guiding Growth and New Development in the Resort Village of Aquadeo

3.1 Vision

It will be the purpose of the Resort Village of Aquadeo to celebrate and enhance the quality of life we experience with a focus on promoting a resort nature and family-friendly qualities within the community. In balancing growth and change, the Resort Village shall impose upon itself a practice of open and broad-minded land use management, and proper stewardship of its physical, environmental, financial, and community resources for the long-term benefit and sustainability of the community.

3.2 Goals

The Resort Village will strive to:

- 3.2.1 Provide for the growth, diversity and economic viability of the Resort Village through effective land use and development policies and regulations;
- 3.2.2 Avoid future conflicts between land uses and, where possible, reduce existing land use conflicts;
- 3.2.3 Provide for the effective control of land use and development within the Resort Village while encouraging residential, recreational and desirable economic growth within a resort context.
- 3.2.4 Provide a desirable community that builds upon and maintains amenities and recreational opportunities for its current and future residents.
- 3.2.5 Collaborate with adjacent municipalities and community groups on regional initiatives and to build upon existing regional assets in the Jackfish Lake region.

3.3 General Development Policies

The following policies apply to all future development within the Resort Village.

- 3.3.1 Development in the Resort Village is encouraged which allows for the promotion of the efficient use of land, infrastructure and access to public facilities.
- 3.3.2 Future development shall integrate into the natural surroundings and complement the existing community, built form, landscape, and vegetation. To the extent possible, vegetation shall be kept in its natural state or enhanced.
- 3.3.3 Development will be encouraged in areas of existing services and infrastructure. New development may be considered where it is economical to extend or develop new services. The costs of new services shall generally be borne by the developer.
- 3.3.4 A limited range of housing options will be sought in appropriate areas within the Resort Village bearing in mind its recreational and seasonal nature.
- 3.3.5 The provision of amenities and green space supporting a walkable community will be encouraged.
- 3.3.6 When reviewing applications for development and subdivision, consideration will be given to compatibility with adjacent land uses, impacts on municipal services, drainage, surface and groundwater, sewage disposal and pollution potential, provision of green space and trails, and public safety.
- 3.3.7 No new development shall be permitted on any potential environmentally sensitive lands or other hazard land without first being deemed suitable by a certified professional. Development suitability will be determined in part by the investigation, risk identification and proposed mitigation measures as determined by the professional.
- 3.3.8 Where appropriate and feasible, Council may purchase or lease property or use public investment to achieve the objectives of this Official Community Plan.

4 Land Use Planning Principles and Statements of Policy

The majority of the policies of the Official Community Plan will be organized around the categories of Provincial Interests as laid out in *The Statements of Provincial Interest Regulations* insofar as they are applicable in the context of the Resort Village. The following portions of this section will identify the Provincial Interests, provide background and contextual information (where applicable), and policies for land use and development. A number of Provincial Interest policy areas may be combined for brevity in the proceeding subsections.

4.1 Agriculture and Value-Added Agribusiness

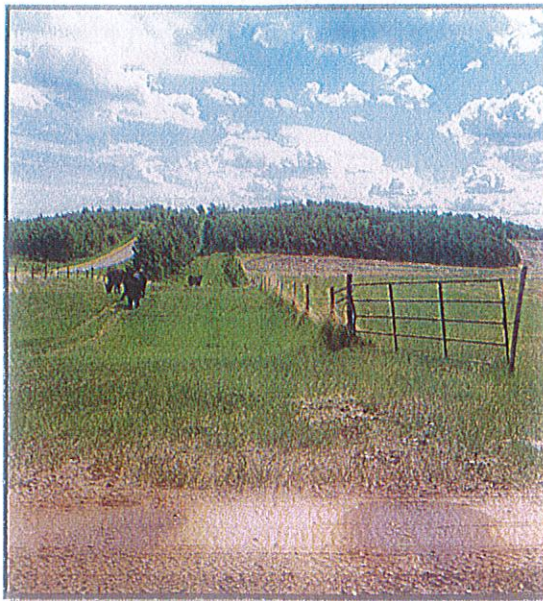
The majority of the development within the Resort Village has been subdivided and developed for residential and complimentary commercial development. Large areas of land capable of supporting agricultural development and use are limited. Local demand for agribusiness is perceived to be limited, would likely conflict with the nature of the community as being residential and recreationally-focused, and such types of uses would be better suited and viable in the surrounding RM or within the greater region.

4.1.1 The Resort Village will seek to maintain low impact agricultural uses within its immediate vicinity to minimize issues of compatibility with the primary residential and recreational nature of the Village.

4.1.2 Should additional lands be brought within the Resort Village through the process of expansion through boundary restructuring, uses which are of low intensity or low potential for land use conflict will be sought. The Zoning Bylaw will accommodate such uses within the UH - Urban Holding District.

4.1.3 The Resort Village will discourage and may oppose, agricultural and agribusiness uses in the rural-urban fringe where such uses may have negative impacts on the residents within the Village, such as but not limited to: noise, noxious odours or dust, heavy volumes or types of vehicular traffic, and similar.

4.1.4 Should a need arise for greater accommodation of agricultural use within the Resort Village, it may consider accommodation through amendment to its planning bylaws.



4.2 Biodiversity and Natural Ecosystems

The Resort Village of Aquadeo recognizes the value of environmentally sensitive areas and habitats, and other natural assets as they are the principal *raison d'être* for the community. Jackfish and Murray Lakes are home to various species of flora and fauna and that the lakes and surrounding water bodies serve as sanctuaries for birds and other waterfowl. It is recognized that municipal boundaries have little import when it comes to the natural environment and therefore proper stewardship is an inter-jurisdictional matter.

It is noted that several studies of the Jackfish and Murray Lakes area have been performed over the years. The most recent of which being the *Jackfish and Murray Lakes Development Capacity Study* completed in 2021, as a joint effort by the municipalities bordering said lakes.



The Study identifies the environmental characteristics as follows:

"Jackfish and Murray Lakes lay within the Aspen Parkland Ecoregion of Saskatchewan's southernmost ecozone, the Prairie Ecozone. North of the lakes are the Whitewood Hills Upland and the Maymont Plain area includes the lakes and lands to the south. The vegetation in the region generally consists of cultivated lands with patches of trees and shrubs, dry uplands, riparian areas, and wetlands.

The topography of the Jackfish and Murray Lakes area is hummocky with shallow fringed wetlands and steep slopes lining the east shores of Jackfish Lake. Areas north, west and south of Jackfish are relatively flat, with a higher elevation along the east shore. Lands between Jackfish and Murray have a lightly undulating plateau. The shoreline of Murray Lake varies from steep to very steep slopes.

The Jackfish and Murray Lakes drainage basin encompasses an area of 3,320 km². Jackfish Creek and Lehman Creek flow into Jackfish Lake and Crystal Creek and Lost Horse Creek flow into Murray Lake. Jackfish Lake drains south via the Jackfish River. Both lakes are connected through Lehman Creek, with multiple fringed wetlands along the boundaries which contribute to the lake levels and water quality. Water levels have largely been consistent in the lakes in the past decade, where the range of peak water levels are less than 0.65m.

A variety of waterfowl and shorebirds were observed in the areas surrounding the lakes Jackfish and Murray Lakes are identified as a Migratory Bird Concentration Site with regional significance for staging waterfowl and the study area is located within Canada's B5 Nesting Zone. The ecoregion is known to provide habitat for a wide range of mammals including deer, moose, elk, coyote, etc."

- 4.2.1 When considering new development or subdivision, the Resort Village will consider cumulative impacts to the health and sustainability of Jackfish Lake and other natural areas attached or belonging thereto.
- 4.2.2 The Resort Village will support development that promotes the preservation and protection of significant ecological lands.
- 4.2.3 The Resort Village will promote the sustainable use of natural resources.
- 4.2.4 The Resort Village may conduct or participate in local biodiversity and ecosystems evaluations (i.e. ecological assessments) to determine whether these areas should be protected from the impacts of development.
- 4.2.5 The Resort Village will promote, wherever possible, important natural or riparian areas, significant landscapes, features, and systems be integrated into the design of new development such that they perform their natural functions.
- 4.2.6 As it pertains to development within the Resort Village, in areas under its control (particularly along the shoreline and foreshore of the lake), the Resort Village will seek to minimize potential negative impacts and may restrict or oppose development.

4.3 First Nations and Métis Engagement

The Resort Village of Aquadeo acknowledges it is located on Treaty 6 territory, the traditional territory of Cree, Saulteaux, Nakota, and Dene First Nations, and the homeland of the Métis Nation. The Saulteaux and Moosomin First Nations have communities and significant areas of land located east of the Resort Village. There are also a number of Métis Locals in the region.

It is recognized that the land and natural environment is something that is a shared resource. As such, planning and development decisions can benefit from the input, or may have impact(s) on, local First Nations and Métis communities. While land use planning and development within the Resort Village may have lesser impacts on impeding the exercise of traditional practices and treaty rights given the built-up nature and urban context, it is important to note that engagement and collaboration in the planning decision making process can be of mutual benefit.

There are no urban reserves within the Resort Village and no lands designated as reservations directly abutting the Village.



At the time of development of this Plan, the Resort Village does not have any formal relationships or working groups with local First Nations or Métis communities.

- 4.3.1 The Resort Village of Aquadeo recognizes First Nations and Métis communities' interests, knowledge, and present-day Indigenous land uses.
- 4.3.2 The Resort Village of Aquadeo will seek partnerships and common interests with First Nations and Métis communities whenever possible particularly where it comes to provision of services for residents within the region.
- 4.3.3 The Resort Village may engage in partnerships and opportunities for joint funding with proximate First Nations and Métis communities.
- 4.3.4 The Resort Village of Aquadeo will support policies that minimize negative impacts on First Nations and Métis communities.
- 4.3.5 The Resort Village may pursue engagement with proximate First Nations and Métis communities particularly where any land use or planning decision may negatively impact the exercise of traditional practices provided under Treaty and on Crown lands.
- 4.3.6 Should an urban reserve be sought to be established within the Resort Village, or lands purchased under the treaty land entitlement framework for future conversion to reserve status, the Resort Village aim to coordinate its land use planning and development for said lands by way of any necessary agreements and may require subsequent amendment to its planning bylaws.
- 4.3.7 The Resort Village recognizes any requirement of the Crown for Duty to Consult on land use planning matters.

4.4 Heritage and Culture

The majority of the lands within the Resort Village have been subdivided, otherwise developed, or have been previously disturbed. As such the likelihood to encounter any items of archaeological significance is low. However, at the time of drafting of this bylaw all lands within the Resort Village are flagged in the provincial database for such matters as being either *conditionally sensitive* or *sensitive*.

Given the lands within the Resort Village only began to be developed in the late 1950's, and development is composed primarily of private cabins and dwellings which have seen renovation and replacement over the years, it is noted that there are no properties or development that have been designated as a municipal heritage property.

That said, the absence of a long history of development does not necessarily mean that there is an absence of culture. The nature of land use and occupation within a lakeside community, tends to generate its own unique culture distinct from other types of communities and urban environments.

- 4.4.1 The Resort Village of Aquadeo recognizes the importance of natural and man-made heritage and culture resources and will support development and actions that protect, conserve, and restore such areas and resources where such things are identified.
- 4.4.2 The Resort Village of Aquadeo will consult with the applicable provincial authority to protect heritage resources where lands are identified as being heritage-sensitive and require heritage reviews for developments near these areas.
- 4.4.3 The Resort Village notes the presence of natural heritage and cultural resources in the region and shall strive to ensure that they are properly protected and promoted. The Resort Village may contribute financially to, and advocate, for such matters.
- 4.4.4 The Resort Village of Aquadeo shall maintain an inventory of cultural and historically significant areas and developments if and when they are identified.

4.5 Inter-municipal Cooperation and Collaborations

The Resort Village is located within and surrounded by the RM of Meota No. 464, which controls and administers all lands and areas around the Resort Village. There are several other municipalities within the RM that are on the common water bodies of Jackfish and Murray Lakes. They are The Resort Village of Cochin, The Resort Village of Metinota, and

the Village of Meota. The Resort Village of Aquadeo has an informal working group with the other municipalities around the Lakes and meets several times a year to discuss themes and issues common to all. The RM also has numerous Organized Hamlets within its boundaries.

The Resort Village has coordinated in the past on several projects particularly relating to the joint management of Jackfish and Murray Lakes, regional service provision, and mutual aid agreements relating to emergency services and management.

Lands available within the Resort Village are nearly fully developed. While the Resort Village is not anticipating or planning on urban expansion or proposals for future development and subdivision adjacent to its boundaries

- 4.5.1 The Resort Village supports open communication and engagement with communities in the region including the RM of Meota No. 464 and surrounding urban municipalities, First Nations and Métis Locals to ensure the Resort Village and region, as a whole, grow and advance for mutual benefit.
- 4.5.2 The Resort Village recognizes and will pursue opportunities for strategic, flexible and innovative partnerships including those for the development or upgrading of public works, public facilities, transportation infrastructure, and service delivery and housing.
- 4.5.3 Where additional land inventory needs are identified by the Resort Village, as a result of a request from a third party, or where development and subdivision adjacent to the Resort Village is proposed and makes practical sense for incorporation within the Village the Resort Village will seek a productive and fair approach in discussions of restructuring and will follow the legislated restructuring process.
- 4.5.4 The Resort Village may identify lands outside of its boundaries for future forms of development. Such identification would be based solely on desired or anticipated form of land use and anticipated direction of expansion. No studies or considerations determining suitability, serviceability, concept planning or design have been contemplated at this time and would need to be addressed and considered should expansion occur.
- 4.5.5 The Resort Village will consult with the RM of Meota, No. 464 where a proposed amendment to the OCP, Zoning Bylaw or proposed development or subdivision may have an impact and be of interest to the RM. The Resort Village will work with the RM to establish a process for managing land in areas of common interest. The Resort Village would expect this principal to be exercised in reciprocity by the RM.
- 4.5.6 The Resort Village will encourage appropriate development and land use patterns which are adjacent or in proximity to its boundaries. Particularly, it would seek to limit forms of development that may cause nuisance or other forms of incompatibility with the residential nature of the Village, or which may exceed its servicing capacity. Development and land use patterns that would hinder the future expansion of the Resort Village boundaries or negatively impact the water quality or enjoyment of Jackfish and Murray Lakes shall be discouraged.
- 4.5.7 The Resort Village will encourage collaboration with neighbouring communities and other organizations to pursue initiatives for regional benefit and to build upon existing regional assets including The Battledowns Provincial Park.



- 4.5.8 Pursuant to *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross jurisdictional boundaries.
- 4.5.9 Council shall cooperate with provincial authorities to enforce fire safety, flood protection, environmental protection and shoreline pollution control regulations with the Resort Village.
- 4.5.10 Council may purchase or lease property, within the Resort Village boundaries or surrounding municipalities, or use public investment to achieve the objectives of this OCP.
- 4.5.11 Where proposed development may impact treaty rights, access or use of crown lands, the municipality will seek to engage with First Nations and Métis Locals in the area that may be affected.

Provincial Land Use Policies and Federal Jurisdiction

- 4.5.12 This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in cooperation with provincial and federal agencies.
- 4.5.13 Council will periodically review this Official Community Plan and the accompanying Zoning Bylaw for consistency with provincial land use policies and may amend its bylaws as necessary.
- 4.5.14 Wherever appropriate and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial or federal controls.
- 4.5.15 The Resort Village will aim to utilize funding opportunities and grant programs in the provision of services or for study.

4.6 Mineral Resource Exploration and Development, Sand and Gravel

Given the urban context and residential-developed nature of the Resort Village, the potential exploration and development of mineral and aggregate resources will be limited. Therefore, no accommodation for such activities will be provided for in its planning bylaws. The Resort Village does have an interest in protecting its lands and residents from the impacts of potentially incompatible and nuisance-producing land uses of this nature.

- 4.6.1 The Resort Village will discourage or oppose the establishment of mineral resource and aggregate exploration and development within a 1.6 km radius of the Village, or such greater distance where the impacts of such development may create issues of nuisance or incompatibility.
- 4.6.2 The Resort Village may allow the storage of aggregate materials within its boundaries where such storage is directly related to a municipal or public works/utility use.
- 4.6.3 The Resort Village may coordinate its allocation of aggregate resources with other municipalities to better achieve economies of scale and lower costs for the Resort Village and its ratepayers.

4.7 Public Safety

The following subsection aims to deal with natural or human-induced hazards or threats to public safety and the protection of development.

With respect to natural hazards there are areas within the Resort Village that are potentially prone to flood, erosion, subsidence, or slope instability given the location of the Village on the banks of Jackfish Lake and for other topographic considerations.

The *Jackfish Lake Watershed Association Board* (JLWAB) in conjunction with the *Water Security Agency* (WSA) manages the watershed surrounding Jackfish and Murray Lakes. The JLWAB manages a number of water-control projects within the watershed, the foremost of which is a gate at the south end of Jackfish Lake within SW 01-47-17-W3M that helps to regulate water levels.

The Province, through *The Statements of Provincial Interest Regulations* (SPI), directs all development approving authorities (including municipalities) to: "Prohibit the development of new buildings and additions to buildings in the floodway of the 1:200 year flood elevation of any watercourse or water body"; and, "Require flood-proofing of new buildings and additions to buildings to an elevation 0.5 metres above the 1:200 year flood elevation of any watercourse or water body in the flood fringe". This elevation is generally known as the *Estimated Peak Water Level* (EPWL). All

Official Community Plan of the Resort Village of Aquadeo

municipal planning documents and decisions must be consistent with the SPI. A safety factor of at least 0.5 metres is added to the 1:200 year flood elevation to determine the estimated minimum building elevation (MBE) for new development.

The EPWL in a given location is an *estimated* elevation that can change over time as updated hydrological information becomes available due to new analysis or a recent flood event. EPWLs provided in this document are not static, may be subject to change over time, or further refined by increasing or reducing the elevation based on detailed site-specific hydrological analysis performed by a certified professional engineer. EPWLs may also vary at different locations on the same water body depending on a number of factors. Confirmation of suitability or application of the known estimates should be reviewed and confirmed at time of development or subdivision application.

The following potential hazard lands are identified:

- Portions of lands along Poplar Crescent in the eastern half of the Resort Village contain significant slopes, have geotechnical development standards assigned to them, or are known to be potentially unstable.
- During the development and adoption process of this Plan, the SPI were amended to revise the critical EPWL from a 1:500 year event to the lesser elevation of a 1:200 year event. In 2019, the Water Security Agency provided the Resort Village with an EPWL of 530.7 metres above sea level (CGVD28), and estimated minimum building elevation (MBE) of 531.2 metres, based on the 1:500 year standard [these elevations are now outdated and will not be used for determination of development and site suitability]. At the time of adoption, the Water Security Agency has advised that it cannot yet provide a revised EPWL based on the new 1:200 standard. Where development is proposed within the areas mapped and identified as being potentially flood prone within its planning bylaws, the Resort Village will apply the new 1:200 year standard and will seek the assistance of the Water Security Agency for determination of the new EPWL and MBE. Upon advisement of a revised EPWL, the Resort Village will have this information on hand, and will seek to amend this Bylaw to provide this information.

There are no known sites within the Resort Village that may be contaminated with hazardous materials. The most probable locations for potential contamination would be the area of the golf course where bulk fuels, fertilizers, and other chemicals are store. A recent assessment of the golf course lands was conducted and did not yield any evidence of contamination or the need for any remediation.

Potential Hazards Related to Surface Water or Slopes

- 4.7.1 The Development Constraints Map appended to this document as *Appendix B* shall identify, in general terms, potential flood prone areas and areas which may be subject to slope instability. Portions of these areas are based on surveyed topographic information available to the Resort Village and approximately delineated where surveyed information is not currently available. Lands at the east end of the Resort Village contain slopes with significant grades. The potential flood prone area identified on this map and the related map forming part of the Zoning Bylaw, is approximately an area 50 metres setback from the shore of Jackfish Lake and captures the majority of the first row of parcels abutting thereto. These areas shall also be identified within the Zoning Bylaw. Areas identified may be potentially flood prone and warrant consideration in the subdivision or development review processes.
- a) Notwithstanding 4.7.1 above, areas identified as being potentially flood prone may, after review, be determined to be located outside of any flood plain or flood hazard area; in such cases, further assessment to determine suitability may not be required; as such, these lands will be indicated as being *potentially flood prone*. Further, there may be additional areas not shown within any municipal planning bylaw mapping of potential flood prone areas that may indeed be flood prone and shall be subject to the hazard land and flooding policies and regulation in this Bylaw or within the Zoning Bylaw.
- 4.7.2 No new permanent development will be allowable within the 1:200 year floodway of any watercourse or any water body. New permanent development, and additions to existing development, may be allowable in the flood fringe where appropriately flood-proofed, and where determined to be above the estimated MBE.
- 4.7.3 The Resort Village will consider opportunities for redevelopment of existing properties and lands previously prohibited for development under the former 1:500 year provincial flood standards where new development is appropriately elevated and flood-proofed to current provincial standards.
- 4.7.4 No habitable space shall be located below the MBE.

- 4.7.5 The WSA or other appropriate certified professionals may be utilized as a source of technical advice regarding flood elevations and flood proofing techniques. Developments may be referred to the WSA or other appropriate professionals for review, comment, and technical expertise. Where sufficient information related to flood risk, elevations, or determination of suitability cannot be obtained from the WSA, if required by the Municipality, professional assessment and support confirming suitability shall be provided by a proponent solely at their cost.
- 4.7.6 Where a proponent is unsatisfied with any EPWL or MBE recommendation provided by WSA, they may, at their own cost, engage a certified professional to conduct a detailed site-specific assessment for their development or subdivision proposal to determine the 1:200 year flood elevation as per Provincial standards. Upon receipt of said information, the Municipality will consider it for acceptability and adequacy in supporting of determining development suitability.
- 4.7.7 The Municipality may employ publicly available tools and imagery for historical aerial imagery (eg. Google Earth, government databases, etc.), and local historical knowledge, to help in its assessment of the potential for flooding but shall not be relied upon for clear determination of risks related to hazard lands.
- 4.7.8 Where development is proposed on potential hazard land, including land that may be hazardous due to slumping, slope instability or flooding, and, where suitable technical expertise is not available freely through a government agency, the developer may be required to provide at their sole cost an investigation prepared by a certified professional to determine the suitability and limitations of a site for the proposed development. As applicable, any investigation shall assess the geotechnical suitability of the site, susceptibility to flooding and issues related to surface drainage, or other environmental hazards, together with any required mitigation measures such that the certified professional may suggest support for the suitability of a proposed development. Any required or recommended measures provided by the professional, or as required by the Municipality, may be attached as a condition for development permit approval, or the development may be refused where the site or development is not considered suitable. Identification of lands which are potentially unstable which may warrant special consideration and support for suitability at the time of permitting, will be shown on the Development Constraints Map appended to this document as *Appendix 'B'*.
- 4.7.9 Where land to be subdivided contains land that is a swamp, marsh, drainage course or land subject to seasonal or frequent flooding, such lands will generally be recommended for approval as Environmental Reserve and may be restricted for development.

Other Potential Hazards

- 4.7.10 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- 4.7.11 The Resort Village may coordinate with any applicable provincial ministries and agencies to identify contaminated sites and work towards their remediation.
- 4.7.12 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil and groundwater, and other pollution and nuisances.
- 4.7.13 Where development is proposed in proximity to an above or below ground pipeline or other utility, the Resort Village may refer applications to said operator and apply industry accepted standards with respect



to separation and mitigation measures.

- 4.7.14 While no rail line is located within Resort Village boundaries and the establishment of a new line is not anticipated, should new establishment occur, the *FCM-RAC Guidelines for New Development in Proximity to Railway Operations* will be employed for guidance where new development is proposed in proximity to the rail line. Rail operators may be engaged to determine relevant considerations for new development, and development standards and setbacks may be employed to protect the public and new development, and to minimize potential nuisance.
- 4.7.15 Where applicable, new subdivision and development applications in or near forested areas or areas at risk for wildfires are encouraged to incorporate FireSmart principles in the design. The Resort Village of Aquadeo may, as part of its review process, require a FireSmart or wildfire risk assessment, consult with fire and emergency services, and engage with the Saskatchewan Public Safety Agency.
- 4.7.16 Where new development is proposed on a site known or suspected to be known of previous chemical contamination, development proposal may require environmental assessment, remediation, and other such study or action to determine development suitability. Absent of a clear determination of suitability, development may be prohibited or refused.

4.8 Public Works

The Resort Village has various municipal tangible capital assets that contribute to its operation. The municipality does have a Water Treatment Plant and piped municipal water throughout the community. These water lines are typically buried within municipal roadways; however some direct lines provide water access across municipal properties. The majority of municipal-owned infrastructure relates to water infrastructure, due to the Water Treatment Plant, its main lines and all distribution lines servicing residential development within the community. The Resort Village's water treatment plant is located adjacent to the Resort Village office on Parcel A, Plan 01B00918 and its well feeding the plant is located on NW 22-48-17-3 Plan 82B14866 Ext. 1. The location of the well is within a surveyed road right-of-way within the RM of Meota No. 464 and said road is mostly undeveloped other than for access to the well. The Resort Village may seek action to secure the legitimacy and access to its water source.

The second largest group of assets within the community include municipal roadways providing physical and legal access to individual parcels. Some of the roadways have been paved or surfaced with a dust-reduction strategy; however, many of the roads in the community are gravel. Due to existing trees in the community, rear alley ways are frequently used as additional access points, and provide unique pedestrian access points throughout the community and down towards Jackfish Lake.

The Resort Village also operates a municipal lagoon located southwest of the community (Par A-Plan 89B01157



within NE 08-48-17-3), adequately setback from the residential development, to mitigate adverse effects of odour. Surrounded by agricultural lands, with cattle grazing directly adjacent to the lagoon, natural grass management allows for simple land maintenance by the municipality. North of the Resort Village (Par A-Plan 89B01157 within NE 08-48-17-3) is the transfer site that accommodates solid waste and tree removal piles.

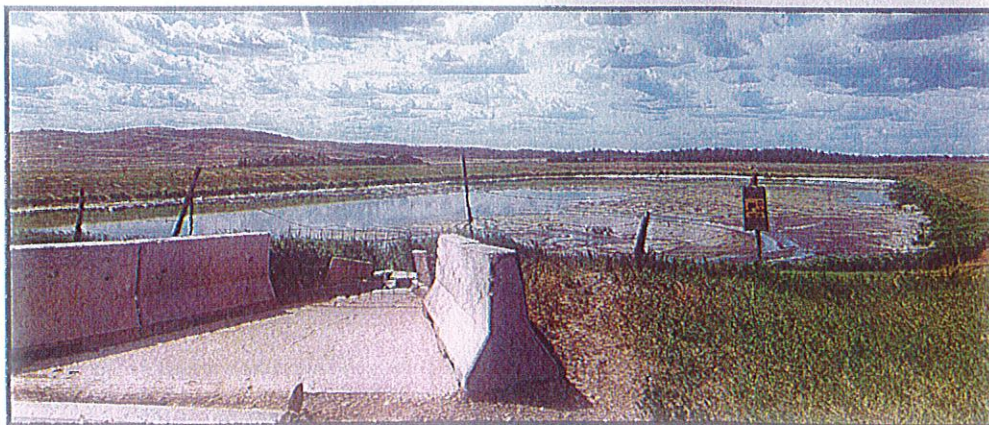
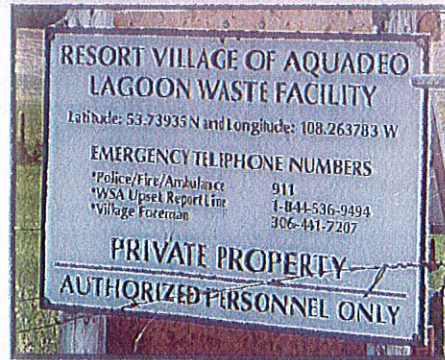
- 4.8.1 Construction and maintenance of infrastructure and services shall be carried out in a manner that minimizes adverse environmental impacts.
- 4.8.2 Where there is a clear need for new types of services or facilities, such service may be provided by the Resort Village where such services or facilities can be provided on a user-pay basis.

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- 4.8.3 The Resort Village will maintain fire protection services and continue to work with municipalities in the region to provide regional fire protection services.
- 4.8.4 Subdivision and development permit applicants may be referred to the local fire chief for comment prior to decision taking place on the application.
- 4.8.5 The Resort Village shall ensure that emergency and responsive plans are current and reflect changes in land use or activities.
- 4.8.6 The cost of installing streets, utility services and other public facilities required for a new subdivision shall be borne by the developer, rather than the Resort Village, and shall be included in the terms of a servicing agreement.
- 4.8.7 Require that new developments include pedestrian linkages, where appropriate, to ensure pedestrian continuity and safety within neighbourhoods and to destination points.

4.8.8 Water and Solid and Liquid Waste

- a) Development shall proceed only when an adequate and sustainable water supply has been demonstrated and accepted by the Resort Village.
- b) Where appropriate, the developer shall provide sufficient information about the potential impacts on the existing water supply.
- c) Council will ensure new development does not impact the quality of water from municipal wells.
- d) Developers may be required to provide a professional study to demonstrate potential impacts to source water as well as mitigation measures.



- e) All provincial requirements for solid and liquid waste disposal facilities shall be met including location, setback, and servicing requirements.
- f) The Resort Village will work with the RM Meota No. 464 to ensure development does not restrict any future Village or regional lagoon expansions required to meet the needs of the community.

4.8.9 Streets and Roadways

- a) All development shall require direct access to a developed road. A developed road shall mean an existing all-weather road on a registered right-of-way, or a road for which a signed agreement has been made with Council to provide for the construction of the road on a registered right-of-way to a standard approved by Council.
- b) New developments that ensure safe and functional access from adjacent roadways.
- c) New road systems shall accommodate fire protection and emergency service vehicles.
- d) Where a development is proposed adjacent to a provincial highway or has the potential for significant impact, the Resort Village will refer the application to the appropriate provincial authority.
- e) Streets and traffic signs will be maintained by the Resort Village.
- f) Council shall undertake street upgrades and improvements within the Resort Village as funding is available.
- g) The Resort Village will encourage and may require secondary access or spaces dedicated to emergency egress in new subdivisions and developments and may pursue improving alternative access and egress where beneficial for the purpose of public safety within the Village.

4.8.10 Asset Management

- a) The Resort Village will aim to develop and maintain a 5-year capital plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. The plan shall include an upgrade schedule for the Resort Village's existing infrastructure and facilities and identify new improvements that should be completed.
- b) The Resort Village will investigate and monitor the adequacy of service levels provided throughout the community and upgrade or expand infrastructure systems as outlined within their capital plan to meet the needs and objectives of the Resort Village.

4.9 Recreation and Tourism

As previous stated, the *raison d'être* of the Resort Village is that of a recreational nature and considerable investment and focus has been made on providing a range of recreational opportunities and amenities within the community. Recreational amenities are distributed throughout the community, often located along the lakefront. Substantial investment has been made by the Resort Village for the placement of playgrounds, basketball hoops, walking trails and groomed beaches for residential use. Access to the lake is prioritized with most surveyed walkways open to the public allowing various locations for pedestrian access throughout the community.

The show piece of the community, is the executive 9-hole golf course, club house, and restaurant, which is a well used amenity by its residents and one of its main visitor draws.

- 4.9.1 The Resort Village of Aquadeo will promote and welcome visitors and travellers, encourage the sustainable development of lake and resort communities, which result in leisure activities and foster active lifestyles.
- 4.9.2 The Resort Village of Aquadeo will encourage and promote protection of critical recreational lands with cultural, heritage, and natural significance.
- 4.9.3 The Resort Village of Aquadeo will seek out partnerships with neighbouring communities to fulfill the recreational needs of the community.
- 4.9.4 The Resort Village recognizes the importance of Jackfish Lake and public access thereto as critical amenity for its residents and visitors. As such, it will aim to protect and promote public access to the Lake.

4.9.5 The Resort Village recognizes the demand for temporary lodging of visitors and guest. To that end, the Zoning Bylaw will accommodate a range of uses for the guests of residents, and allow for other short-term lodging within the Village (eg. hotels, motels, campgrounds, ancillary recreational vehicles, etc.).



4.10 Residential Development

Residential development is the main land use within the Resort Village; much of this in the form of season cabins and four-season dwellings. The majority of the existing titled lots in the Resort Village have been developed; however, in recent years with generational changes and transfers of land, an increasing number of the older or original cabins are being replaced. There currently is a limited supply of infill lots available for residential development within the existing built-up community. To accommodate any additional demand for residential development, the Resort Village would need to restructure its boundaries to annex additional lands.



There are also permanent manufactured home and recreational vehicle courts currently under single private ownership – this is locally known as the Aquadeo Beach Resort (ABR) and has existed for several decades where

internal sites are offered on a long-term lease basis. ABR consists primarily of lands adjacent to the golf course, along Beach Ave., and Yamaha Cr. ABR also operates the marina, boat launch, and swimming area which is centrally located along the shoreline in the Resort Village on lands outside of the Village boundary over the Crown-controlled bed of the lake. It is important to note that a large portion of individual lot development occurred prior to the enactment of planning bylaws, or has occurred since enactment, but may be non-compliant. This poses particular challenges to allowing for the addition and replacement of buildings and structures, and flexible and adaptive policy and regulation is needed to bring legitimacy to current development.

Two other seasonal campgrounds are also located within the Resort Village. One located at the southeast corner of Del St. and Hwy 674, and another north of Hwy 674 adjacent to the Resort Village office. It is understood that sites within these privately-owned campgrounds are under long-term leases.

The Resort Village is aware that much of the area under long-term lease within the seasonal campgrounds and manufactured home court areas requires subdivision approval under the Act. Bringing these developments into conformance with the Act would be a costly endeavour, may result in the disruption of current leases and lessees, removal of development, formalization of an internal road network, utility relocation, and other actions to name just a few. The Resort Village will aim to bring these lands into compliance with the Act where practical and financially feasible. Until such time, new development in these areas is severely limited.

4.10.1 The Resort Village of Aquadeo shall make provision for residential development, so long as it is compatible with other uses, or is located in specifically identified areas, and efficiently utilizes the existing and required infrastructure and services.

4.10.2 Single detached dwellings are the preferred form of housing. Manufactured homes will be allowable in

specific areas designated for residential use on the Future Land Use Map, where zoning allows for the use.

- 4.10.3 Modular and RTM homes will be permitted within residential neighbourhoods if constructed to meet *Canadian Standards Association* standards and/or *National Building Code* and resemble neighbouring built dwellings.
- 4.10.4 Accessory and ancillary small-scale commercial uses may be allowable in conjunction with a residence where such allowance is made within the Zoning Bylaw.
- 4.10.5 All residential development proponents must complete, and receive approval, of development permit and building permit applications prior to construction, shall and abide by the regulations of the Zoning Bylaw and the municipality's Building Bylaw.
- 4.10.6 The Zoning Bylaw will regulate residential development through but not limited to, site size and frontage requirements, minimum setback requirements, and land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
- 4.10.7 All development, buildings, and structures, including accessory buildings and structures (including, but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the lot or site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures, minor variances, and development appeals.
- 4.10.8 A variety of housing options will be provided through the Zoning Bylaw to accommodate a range of demographics, lifestyles, and income levels. In particular, the Zoning Bylaw will provide for a range of options for secondary suites and habitable accommodations, and temporary/moveable units (eg. accessory recreational vehicles).



- 4.10.9 New development shall be planned and designed to minimize human or environmental risks to people and property.
- 4.10.10 Development shall be considered in alignment with any asset management planning in place or to be undertaken by the Resort Village of Aquadeo.
- 4.10.11 The Resort Village will seek to bring the area of ABR and other campgrounds under long-term lease into compliance with the Act but recognizes the history of land use and tenancy within the Resort area. Consequently, the Resort Village would first seek compliance through means that are sensitive to its existing users. Notwithstanding, the Resort Village reserves the right to pursue corrective action by any means necessary whether on its own initiative or by direction by the Province.
- 4.10.12 In the case of dwelling groups and bare land condominiums, Council may request or support a regulation waiver of the subdivision approving authority as it pertains to the minimum widths of the internal road network where the following applies:
- a) Development is existing and is being converted to a bare land condominium;
 - b) It would not interfere with the Resort Village's ability to provide or service its infrastructure;
 - c) It would not create or increase any risk to public safety or hinder the ability for emergency services;
 - d) Where one-way streets or access can minimize the need for wider internal roadways.

4.11 Shoreland and Water Bodies, and Source Water Protection

Nestled on the north end of Jackfish Lake, the shorelands of the Lake and access there to are the single greatest amenity and desirable feature of Resort Village; without the Lake, it is unlikely that the community would exist. It is therefore that this irreplaceable feature of the Resort Village be managed properly as a matter for community viability and its very existence. Further, the Lake and access thereto, is a shared amenity and resource, must be protected and developed for the benefit of all residents and visitors.

The Turtle River serves as the primary inlet into Jackfish Lake, and it is located approximately 600 metres east of the Resort Village. While outside of the direct control of the Resort Village, the health of this watercourse is of the utmost importance to the Village's water resources.

The location of the Resort Village's water treatment plant and municipal well is identified in subsection 4.8 for the location.

- 4.11.1 The Resort Village of Aquadeo recognizes the importance of Jackfish Lake and its shorelands. It shall prioritize the protection, conservation, sustainable management, and public access to the Lake as the principal public amenity of the Village.
- 4.11.2 The Resort Village of Aquadeo shall consider the impacts of development on shorelands and water bodies and will encourage the utilization of best practices with respect to watershed management to safeguard the water systems and wetlands.
- 4.11.3 Riparian areas identified as critical ecosystems, wetlands and associated wildlife protection areas for endangered species, will be restricted for future development. These areas will be prohibited for development or protected through approved development and construction standards to minimize negative potential impacts. Where such features are present, the Resort Village may engage with agencies and ministries of higher orders of government to ensure that natural areas are not compromised.
- 4.11.4 The Resort Village will prioritize and maintain public access to shorelands, especially where the lands are under public ownership.
- 4.11.5 The Resort Village will seek to improve access to shorelands through the creation of dedicated lands for access and public amenity.
- 4.11.6 The Resort Village of Aquadeo will avoid development that compromises drinking water quality and quantity. Where applicable, developers will be required to conduct hydrology or hydrogeological assessments to assess the impact on water quality and quantity and implement appropriate mitigation measures to protect water sources.

- 4.11.7 The Resort Village of Aquadeo will require mitigation measures to protect municipal water wells and aquifers from potential contamination of a proposed development. Where risks to source waters are not suitably mitigated, development may be restricted.
- 4.11.8 The Resort Village may oppose any development or land use within or outside of its boundaries which may compromise the quality and quantity of water provided to its residents.
- 4.11.9 The Resort Village of Aquadeo may consult with government ministries and agencies while reviewing a potential development to ensure source waters are effectively protected.
- 4.11.10 The discharge of any hazardous material which may compromise source waters or drainage systems will be prohibited.

Any development or action potentially affecting any shoreland, water body, watercourse, or source waters, shall comply with any regulation, permit, or other issuance of from and higher order of government where such issuance is required.

4.12 Transportation

Primary access to the Resort Village is via Highway 4 and Highway 674. Highway 674 is a provincial highway which extends westward from Highway 4 approximately two miles and terminating centrally within the Village. Municipal grid roads under the administrative control of the RM of Meota no. 464 extend north and westward beyond this point and makes further connections with the public highway networks.

The public roadways within the Resort Village consist primarily of low speed and capacity streets and lanes providing service access to individual properties. There are other informal service and access roads which have been developed over time, but do not constitute legal access.

No existing or historic rail connections have served the community, and none are anticipated.

Unique to the Resort Village, connection to other municipalities and organized hamlets around Jackfish and Murray Lakes by way of boat are a novel option for both residents and visitors.

- 4.12.1 The Resort Village of Aquadeo will plan, develop, and maintain a transportation system to meet current and future needs, ensuring compatibility with other transportation infrastructure and provincial agencies, providing for the safe and efficient movement of goods and people for the benefit of residents, commerce, services, and visitors.
- 4.12.2 The Resort Village of Aquadeo will participate and partner with provincial agencies to align local transportation policies with provincial transportation plans.
- 4.12.3 The Resort Village of Aquadeo will strive to ensure municipal roadways are maintained and meet the needs of its residents as a means to promote public safety and the efficient movement of people and goods.
- 4.12.4 The use of any form of road right-of-way under the Resort Village's administrative control, for private use or development shall be subject to any allowance or prohibition under The Municipalities Act.
- 4.12.5 The Resort Village of Aquadeo will consult with the Ministry of Highways and Infrastructure on development proposals where the provincial highway network may be affected. It is noted that the Ministry of Highways and Infrastructure requires permitting for all development within 90 metres of its right-of-way.
- 4.12.6 The Resort Village of Aquadeo will encourage development to be located adjacent to existing developed roads or highways capable of serving as legal and physical access suitable for the proposed use. Where road or access improvements are deemed to be necessary by Council, applicants will be responsible for the costs of road construction or improvements.
- 4.12.7 The Resort Village of Aquadeo will promote traffic and road safety by ensuring that appropriate road design, speed limits and traffic control devices are utilized. Further, where accommodating provincially-mandated road widths, the Resort Village may seek to designate some streets as one-way only to improve traffic flow and access, and to minimize road conflicts.
- 4.12.8 The Resort Village may allow the use of golf carts or similar vehicles where the Resort Village has adopted

any requisite bylaw as required by the Province.

- 4.12.9 While no rail line is located within Resort Village boundaries and the establishment of a new line is not anticipated, should new establishment occur, the *FCM-RAC Guidelines for New Development in Proximity to Railway Operations* will be employed for guidance where new development is proposed in proximity to the rail line. Rail operators may be engaged to determine relevant considerations for new development, and development standards and setbacks may be employed to protect the public and new development, and to minimize potential nuisance.

4.13 Community Health and Well-Being

The location and nature of the Resort Village inherently provides an environment that is conducive to the health and well-being of its residents and visitors. Large portions of its shoreline are dedicated, developed, maintained, and used as a public amenity and open space. Development within the Resort Village is compact walkable, and generally free of traffic issues and land uses that negatively affect the experience of those residing and visiting the Village, especially at a human-scale.

That said and given the factors above, and the seasonal and “resort” nature of the community, demand for specialized housing and facilities providing care, are likely impractical as those offerings would be found in larger centres with more permanent populations and workforce. Should demand arise however, the Resort Village would look at the practicality of introducing those forms of uses into its planning bylaws by way of amendment.

Note that provincial interest items related to community health and well-being are also addressed throughout various other policy sections of this Plan.

- 4.13.1 The Resort Village of Aquadeo will promote access to natural public environments and will ensure developers provide dedicated lands or money-in-lieu for public use and amenities.
- 4.13.2 The Resort Village may pursue formal planning specifically for parks and recreation where resources or grant programs permit.
- 4.13.3 The Resort Village of Aquadeo will consider the diverse needs and perspectives of stakeholders in decision making.
- 4.13.4 Where additional lands may be restructured to be within the Resort Village boundary, and are subsequently subdivided and developed, the Village will seek to ensure sufficient lands and monies are set aside for the development of public amenity spaces. This may occur on dedicated lands yet to be created, within existing dedicated lands, or other land under public or private ownership within the Resort Village.
- 4.13.5 The Resort Village will encourage or require that the future development of commercial, institutional and other public amenities and facilities are developed such that they are accessible to the mobility needs of all people.
- 4.13.6 The Resort Village will continue to maintain and aim to expand its non-vehicular trail networks as a means to encourage physical activity active transportation.

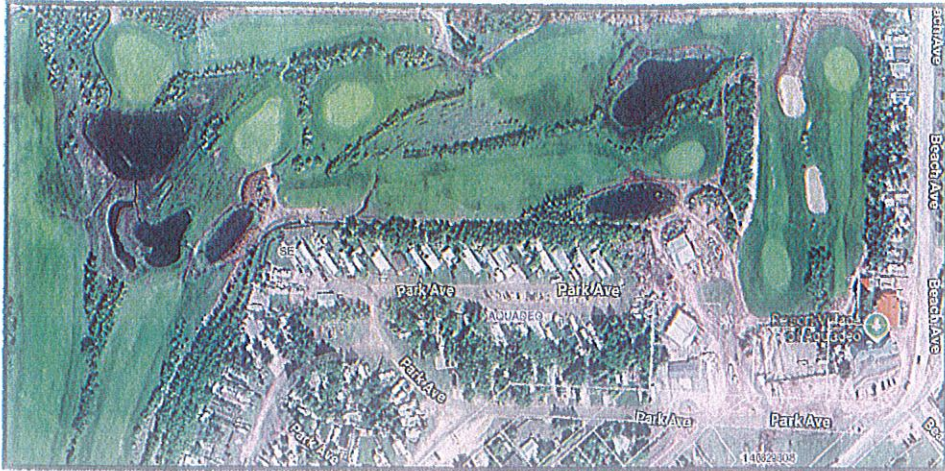
4.14 Economic Growth

The Resort Village’s location, “resort” nature, and its existing built form are such that economic growth in the form captured by Provincial Interests, is not a practical reality. Economic activity within the Resort Village will mostly be demanded and confined to commercial services that provide for tourism, recreation, local services, and owner-operated ancillary business. Large-scale commercial and industrial developments and uses are seen as more likely than not to have a negative impact on the residential and “resort” nature of the community and are therefore not initially encouraged within its boundaries or in its periphery. However, should economic growth opportunities of this nature be presented to Council, it shall consider them on a case-by case basis and its vision for the community. The majority of commercial operations within the community include a local golf course, clubhouse and restaurant, and various campgrounds located in the community to accommodate seasonal visitors to the community.

- 4.14.1 The Zoning Bylaw will allow for a limited range of principal commercial forms of development and may allow for accessory and ancillary commercial uses.
- 4.14.2 Desirable commercial uses will typically be those that provide local service to residents and visitors, tourism and recreational opportunities, and amenities.

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- 4.14.3 The Resort Village of Aquadeo will encourage local and regional employment to promote a healthy regional economy and more permanent residency within the Village.
- 4.14.4 The Resort Village may consider the purchase or lease of lands or future development as a means of generating new income or revenue.
- 4.14.5 The Resort Village will advocate for and encourage the improvement and installation of public utilities and telecommunications access as a means of better service provision to its residents and open up additional opportunities for economic growth and permanent residency.
- 4.14.6 The Resort Village will prioritize the utilization of its existing infrastructure and resources for economic development prior to considering expansion, as a means for efficient use of its infrastructure and resources.



- 4.14.7 The Resort Village will allow for horizontal and vertical integration of commercial land uses (i.e. multiple complementary principal uses on a single site) to allow for the efficient use of commercial sites, offer residents a wide variety of services in compact and centralized locations, and minimize the potential negative impacts and compatibility issues related to the locating of commercial development within an over-arching residential context.

5 Policies for implementation

5.1 Zoning Bylaw

- 5.1.1 The Resort Village of Aquadeo Zoning Bylaw will be the principal method of implementing the objectives and policies included in this Official Community Plan (OCP).
- 5.1.2 The regulations in the Zoning Bylaw will be consistent with the OCP. If there are any inconsistencies between the policies in the OCP and the regulations in the Zoning Bylaw, the OCP shall take precedence.
- 5.1.3 The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing development standards and regulations and through the use of Zoning Districts.
- 5.1.4 Amendments to the Zoning Bylaw shall only be considered where consistent with the OCP. Amendments to rezone shall be in keeping with the Future Land Use Map.
- 5.1.5 For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements or *Contract Zoning*, pursuant provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:
 - a) The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
 - b) The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned; and
 - c) The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the municipality as a whole.

5.2 Future Land Use and Zoning Bylaw Mapping

- 5.2.1 The Future Land Use Map attached to and forming part of the OCP as *Appendix A* identifies existing patterns of land use and development and the location intended future forms of development. Potential exceptions and transitional policies are discussed in 5.2.7.
- 5.2.2 The Future Land Use Map policy area designation is meant as a planning guide and link certain planning policies to geographic locations. Policy area boundaries will initially be set to existing parcel boundaries, or the centreline of road right-of-way. Where a policy area boundary is not tied to such a boundary, it is considered as an approximate location.
- 5.2.3 For undeveloped areas and areas outside of the Resort Village boundary identified for potential land use and expansion, said areas are identified in concept only. Site suitability and serviceability are not determined at the time of enactment of this bylaw, and will require subsequent review, servicing, engineering and planning.
- 5.2.4 Residential Policy Area:
 - a) Lands within the Residential Policy Area are generally occupied by existing residential development, and future applications will be zoned for such purposes within the Zoning Bylaw as a Residential District.
 - b) The R1 – Residential District is intended to be employed throughout Resort Village on lands used principally for residential purposes.
 - c) The R2 –Seasonal Residential District is intended to be employed exclusively for the lands and existing development of the Aquadeo Beach Resort. It is recognized that the ability to issue permits and new development will be initially limited in this area given the status of these lands discussed in 4.10.
- 5.2.5 Commercial Policy Area:
 - a) Lands within the Commercial Policy Area are generally occupied by existing commercial, and future applications will be zoned for such purposes within the Zoning Bylaw as a Commercial District as required.
 - b) The C1 – Resort Commercial District is intended to be employed primarily for existing and future

commercial principal commercial uses within the Resort Village.

- c) The commercial policy area shall initially be applied to the lands of other seasonal campgrounds. Where subdivision of long-term leases is required within these campgrounds in accordance with the Act, subsequent development may be limited in accordance with the discussion in 4.10.

5.2.6 Urban Holding Policy Area:

- a) Lands within the Urban Reserve Policy Area are generally held in large land holdings and contain minimal building or structural development. These areas are intended to remain as such until such time as future development or subdivision proposals are considered whereby land use designation and zoning amendments are likely required for the intended use.
- b) Initially, the UH – Urban Holding District is intended to be employed in these areas.
- c) The Urban Holding Policy Area designation and UH – Urban Holding District may apply to lands targeted or restructured by way of annexation to maintain large land holdings until such time as a specific development or subdivision proposal is put forward that warrants any necessary amendment(s).

5.2.7 Transitional Land Use Policies:

- a) Initially, Zoning Districts will be assigned to lands to reflect current land uses and is clarified herein that it may not reflect a direct 1:1 correlation with the assigned land use policy area designation (eg. residential policy area = residential zoning district). It is the intent of the Resort Village to signal its intent for future land use(s) and for their transition over time. The existing zoning district applied best suits the existing development, existing site sizes and other Zoning Bylaw regulations at the time of enactment.
- b) Existing land uses can remain and can be modified where otherwise compliant with the use and site regulations of initial Zoning District assigned. Upon application for change in land use, increase in intensity of land use, or for proposed subdivision, land use designation or a zoning map amendment will be required to harmonize land use policy and zoning district assignment prior to approval of new development or subdivision. Generally speaking, the intent is not to require amendments unless a significant change in the use of land would occur by a land use planning decision.

5.2.8 Areas for Potential Future Expansion:

- a) The Future Land Use Map will initially identify an area for *Potential Future Expansion* with no specific policy area designation assigned. A portion or all this area may be designated for specific land use at a future time either prior to, or after restructuring to signal desired land use.
- b) Should a portion or all this area be annexed and restructured within the Resort Village boundary, the Resort Village would assign any lands with a land use area policy designation and appropriate zoning district.
- c) While the Resort Village has no foreseeable plans to expand its boundaries, it does want to ensure that orderly and coordinated development occurs in the rural-urban fringe area around its boundary. To that end, it has initially identified a 400 m area, and extending outwards, for *Potential Future Expansion* which is shown on the Future Land Use Map. The Resort Village would seek to coordinate land use planning within this area with the RM such that it wouldn't compromise the potential for future subdivision and development which may be brought within the Village boundary.
- d) In areas shown within the area identified for *Potential Future Expansion* not yet within the Resort Village boundary, where specific subdivision or development proposals are presented to the Resort Village, the Village will seek the input of the RM and engage in discussions regarding whether the specific proposal would be best suited within the RM or the Resort Village. The Resort Village would expect reciprocal coordination from the RM where proposals are presented to it within this area.
- e) Where boundary alteration and restructuring would, in the opinion of the Resort Village, be desirable and allow for the best level of service for the proposed development or subdivision, the Resort Village may pursue restructuring under the framework established by *The Municipalities Act*.

- f) The Resort Village may oppose proposed development or subdivision proposals in this area where it deems them to potentially impede the Resort Village's ability to expand, where development may occur in an uncoordinated manner, or where such development may pose unmanageable service demands, potential conflict, or nuisance with development within the Resort Village.
- g) While a detailed assessment of serviceability and site suitability would be required for specific proposals, the Resort Village would initially identify areas within NW 15-48-17-W3M as being the most logical area for expansion, based very generally on favourable topography and proximity to existing infrastructure and utility services.

5.3 Servicing Agreements & Development Levy Agreements

- 5.3.1 Servicing agreements between the Resort Village and developers will be required for any subdivision that involves new or expanded services, or contributions towards future upgrades or expansions. In accordance with Section 172 of the Act, servicing agreements shall address the type, standard and timing of installation or construction of services, or monies to be set aside for future servicing needs.
- 5.3.2 The Resort Village will work with adjacent and nearby municipalities to establish servicing requirements in order to coordinate services between the municipalities, where appropriate.
- 5.3.3 Council is authorized to establish, by bylaw, development levies to recover the capital costs of services and facilities associated with a development approved through the development permit application process in accordance with Section 169 of the Act. The amount of development levies shall be based on an infrastructure study prepared by a professional engineer that is licensed to practice in Saskatchewan.
- 5.3.4 In accordance with the Act, if Council adopts a development levy bylaw, a development levy agreement between the developer and the Resort Village may be required to address the type, standard and timing of installation, or construction, of services.

5.4 Comprehensive Development Reviews

- 5.4.1 Where Council deems a proposed subdivision, by amendment, or development to have significant impact on the land it is to occupy, municipal infrastructure or services, environmental conditions, public safety, or general public well-being, it may require a proponent to provide a detailed application submission and narrative which may include the following:
 - a) A detailed site layout of proposed new development including roadways, access locations, the location of dedicated lands, potential building locations, dedicated lands and utility parcels, and development phasing if applicable.
 - b) Any professionally prepared report deemed necessary by Council to determine the suitability of development with respect to potential natural or human-induced hazards, any limitations to future development, and any required mitigation measure to ensure the suitability of the development.
 - c) Any professionally prepared report to address water and sewage provision and capacity, surface water drainage, or appropriate fire suppression and emergency planning
 - d) Any other matter deemed by Council as necessary to guide a fully informed decision.
- 5.4.2 The initial scope of the comprehensive development review will be scaled appropriately to the proposed subdivision or development, and applicants are encouraged to consult the Resort Village for initial requirements prior submission of a development or subdivision application.
- 5.4.3 The outcome of the findings in the application or any professional report prepared thereto, may help form the basis of a servicing agreement, or approval condition. Once the comprehensive development application has been reviewed and accepted by Council, no subsequent subdivision or development shall occur without the acceptance of any revision by Council.

5.5 Land Dedication

- a) The use of dedicated lands shall comply with *The Planning and Development Act, 2007*, and the *Dedicated Lands Regulations, 2009*.
- b) The Resort Village recognizes the importance of supporting school opportunities. At the time this bylaw was approved, there was not an identified need for a future school site within the Village. If the need for a school site is identified, the municipality will work with the Ministry of Education and the local school division to ensure the creation of a site suitable for that purpose and accommodate the school accordingly. If the need for a school site is identified in a neighbouring municipality that will accommodate students from the Village, Council may contribute funds from the dedicated lands account for the acquisition of that site.
- c) In addition to the use of dedicated lands identified in b), the Resort Village's policy with respect to the use and designation of dedicated lands is as follows:
 - 1) Land dedication requirements at the time of subdivision shall occur in accordance with the provisions of the Act.
 - 2) Money in lieu of municipal reserve dedication will be preferred unless the dedication of land for municipal reserve is desired by Council to meet community recreational needs.
 - 3) Funds from the dedicated lands account may be used for purchase of lands for municipal reserve, environmental reserve, or public reserve, and development thereon either within the Resort Village, in other municipalities, or other eligible entities as allowed by the Act, that will serve the residents of the Village in accordance with provincial regulation.
 - 4) Culturally and historically lands and buildings may be conserved and protected by way of designation as dedicated lands.
 - 5) Where appropriate and practical, dedicated lands will be used to protect archaeological sites, heritage and culture resources.
 - 6) Council will encourage the subdivision approving authority, to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the Act.
 - 7) At the time of subdivision, Council will work with the approving authority and the proponent to employ as required or desirable, municipal buffer strips and walkways.
- d) Where appropriate, municipal reserve may be used as, or integrated with, walking paths, green space, and trails.
- e) Municipal reserve, environmental reserve and public reserve shall not be used for private structures, camping or other similar privately run facilities, unless proper permits or permission have been granted under the Zoning Bylaw and the Act. Unauthorized development and encroachment on dedicated lands shall be prohibited.
- f) Council may, by resolution, authorize temporary Resort Village -sponsored community events on dedicated lands.
- g) Subdivision proposals which include or are adjacent to waterbodies or retention ponds should include walking paths to or surrounding the waterbody such that public access can be maintained.

5.6 Concept Plans

- 5.6.1 Pursuant to Section 44 of the Act the Resort Village may adopt concept plans to provide a general framework to guide future subdivision and development of an area of land. Concept plans are to be amended into the OCP as a subsequent appendix.

5.7 Administration

- 5.7.1 This Official Community Plan is binding on Council and all development within the Resort Village.
- 5.7.2 Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this OCP, including the Future Land Use Map should be reviewed and updated every five (5) years, but it is recommended yearly reviews are completed to keep the policies and regulations current with changing provincial legislation, and demands for development within the Resort Village.
- 5.7.3 The Resort Village may maintain mapping and information related to other municipal infrastructure and amenities it provides and maintains and may supplement the information in this Plan to guide decision making. The nature of this information is such that it is subject to frequent changes and has intentionally be omitted from this plan for that reason. Interested individuals are encouraged to contact the Resort Village office for this information
- 5.7.4 The Resort Village may endeavor to develop and create a separate Official Community Plan implementation plan. The primary purposes of the implementation plan would be to identify an inventory and the condition of the Resort Village's assets, and establish priorities, action items, and timelines for maintenance and investment, to ensure a planned, sustainable, and coordinated approach to land use planning and development.
- 5.7.5 The interpretation of words and terms as contained in the accompanying Zoning Bylaw shall apply to the words and terms in this Plan.
- 5.7.6 If any part of this Official Community Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

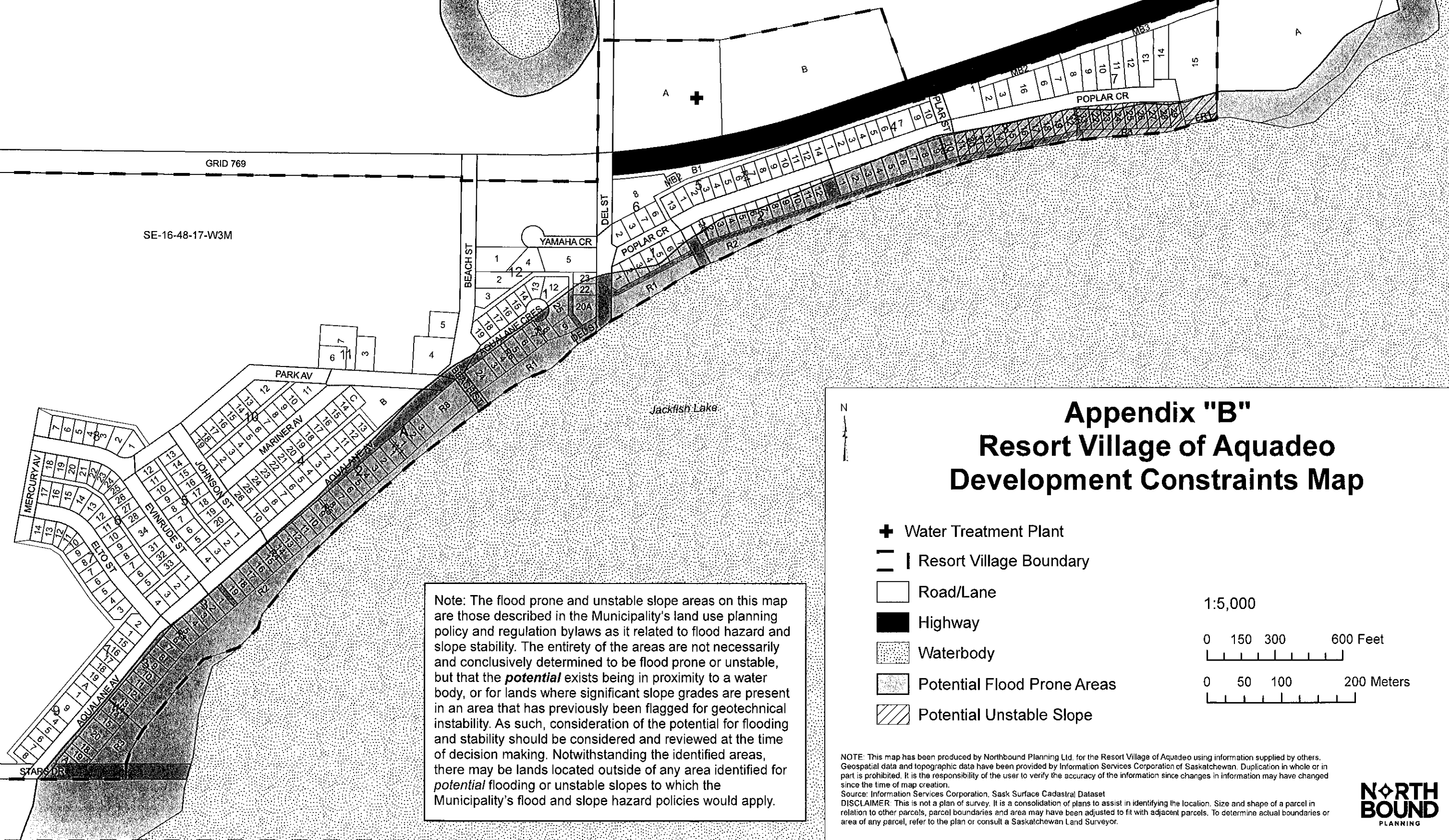
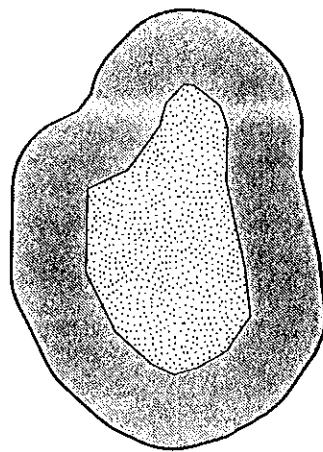
Appendix B'

NE-16-48-17-W3M

NW-15-48-17-W3M

GRID 769

SE-16-48-17-W3M



Note: The flood prone and unstable slope areas on this map are those described in the Municipality's land use planning policy and regulation bylaws as it related to flood hazard and slope stability. The entirety of the areas are not necessarily and conclusively determined to be flood prone or unstable, but that the **potential** exists being in proximity to a water body, or for lands where significant slope grades are present in an area that has previously been flagged for geotechnical instability. As such, consideration of the potential for flooding and stability should be considered and reviewed at the time of decision making. Notwithstanding the identified areas, there may be lands located outside of any area identified for **potential** flooding or unstable slopes to which the Municipality's flood and slope hazard policies would apply.

Appendix "B" Resort Village of Aquadeo Development Constraints Map

- Water Treatment Plant
- Resort Village Boundary
- Road/Lane
- Highway
- Waterbody
- Potential Flood Prone Areas
- Potential Unstable Slope

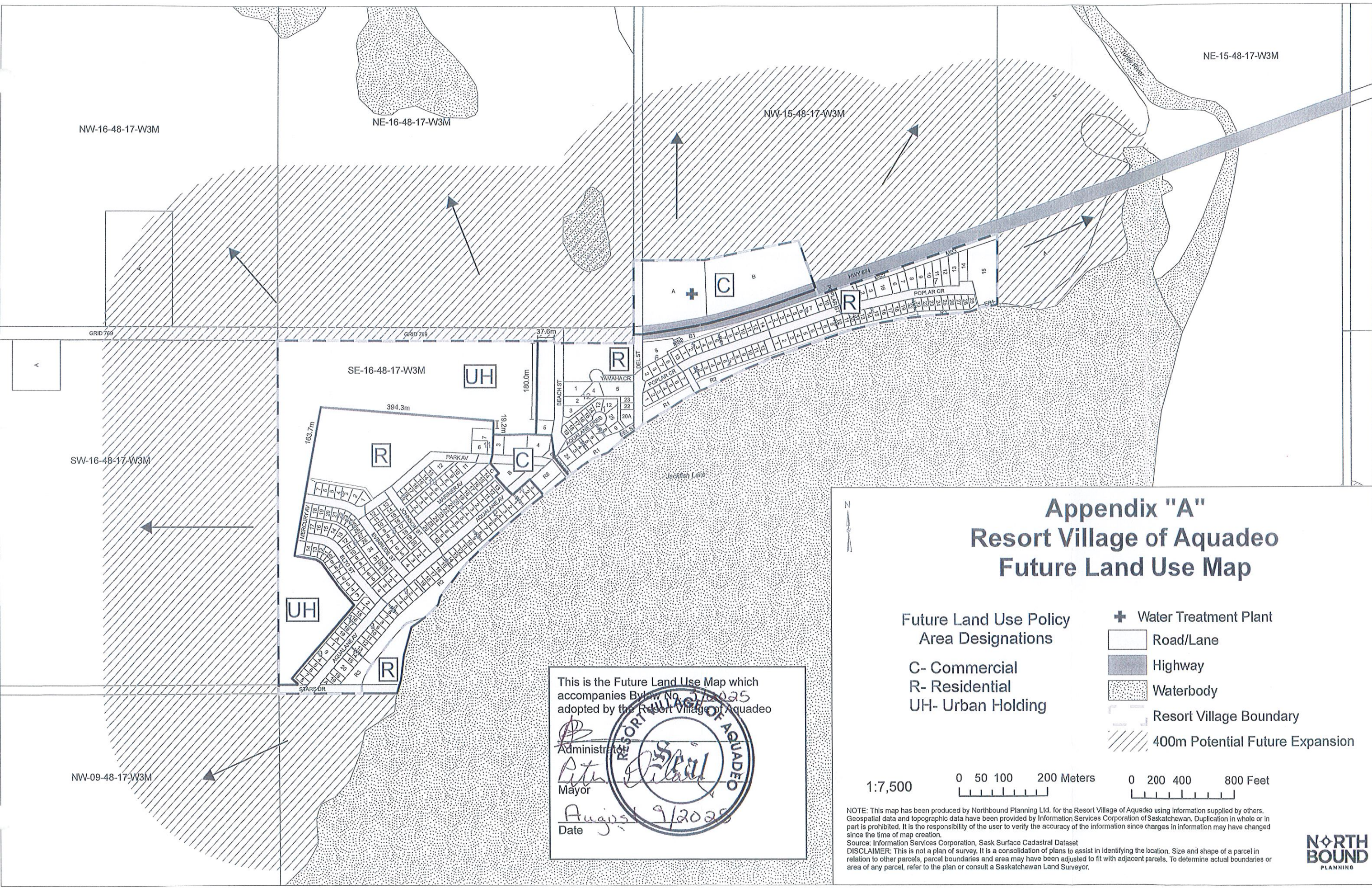
1:5,000

0 150 300 600 Feet

0 50 100 200 Meters

NOTE: This map has been produced by Northbound Planning Ltd. for the Resort Village of Aquadeo using information supplied by others. Geospatial data and topographic data have been provided by Information Services Corporation of Saskatchewan. Duplication in whole or in part is prohibited. It is the responsibility of the user to verify the accuracy of the information since changes in information may have changed since the time of map creation.
Source: Information Services Corporation, Sask Surface Cadastral Dataset
DISCLAIMER: This is not a plan of survey. It is a consolidation of plans to assist in identifying the location. Size and shape of a parcel in relation to other parcels, parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries or area of any parcel, refer to the plan or consult a Saskatchewan Land Surveyor.





This is the Future Land Use Map which accompanies Bylaw No. 278025 adopted by the Resort Village of Aquadeo

[Signature]
 Administrator
 Mayor

[Signature]
 Date August 9/2025

Appendix "A" Resort Village of Aquadeo Future Land Use Map

- | | | |
|------------------------------------------|---------------|---------------------------------|
| Future Land Use Policy Area Designations | + | Water Treatment Plant |
| C- Commercial | [White Box] | Road/Lane |
| R- Residential | [Grey Box] | Highway |
| UH- Urban Holding | [Dotted Box] | Waterbody |
| | [Dashed Line] | Resort Village Boundary |
| | [Hatched Box] | 400m Potential Future Expansion |

1:7,500

0 50 100 200 Meters

0 200 400 800 Feet

NOTE: This map has been produced by Northbound Planning Ltd. for the Resort Village of Aquadeo using information supplied by others. Geospatial data and topographic data have been provided by Information Services Corporation of Saskatchewan. Duplication in whole or in part is prohibited. It is the responsibility of the user to verify the accuracy of the information since changes in information may have changed since the time of map creation.

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