

10.0 ENVIRONMENT

10.1 OBJECTIVES

- 10.1.1** To minimize the impact of future developments on the Fort-a-la-Corne Provincial Forest and Wildlife management Unit.
- 10.1.2** To direct development away from identified critical wildlife habitat.
- 10.1.3** To direct development away from hazardous shoreline areas, that may be subject to slumping, erosion, flooding and ice jam.
- 10.1.4** To ensure that shoreland development does not diminish the existing water quality of the reservoir.
- 10.1.5** To protect archaeological and historic sites from incompatible development.
- 10.1.6** To preserve the natural character of significant tracts of forested lands outside the boundaries of the Fort-a-la-Corne Provincial Forest.

10.2 POLICIES

- 10.2.1** No intensive recreational development will be allowed in the Fort-a-la-Corne Provincial Forest and Wildlife Management Unit unless these are consistent with existing or future government policies and/or management plans developed for the Forest/Management Unit.
- 10.2.2** Development within Critical Wildlife Habitat areas shall not be allowed without approval by the Department of Parks and Renewable Resources and Council.

- 10.2.3** No physical landscape alteration will be permitted within SPC's buffer zone as designated on the Preferred Land Use Map without the approval of Council and the Saskatchewan Power Corporation and approval, where necessary by Saskatchewan Parks and Renewable Resources (foreshore alteration permit).
- 10.2.4** Areas identified as having high hazard potential will be restricted from developments other than:
- (a) passive recreational use and
 - (b) uses that assist in the conservation or management of water supplies.
- 10.2.5** Development applications on or adjacent to high or moderately high hazardous shorelands as shown on the biophysical constraint map (Technical Report), shall be accompanied by a geotechnical evaluation and stamped geotechnical drawings.
- 10.2.6** No development of permanent structures shall be allowed within SPC's buffer area except in areas where the land purchased by SPC exceeds that necessary to ensure environmental protection i.e. approximately 100 metres beyond the erosion line as shown on the Preferred Land Use Map.
- 10.2.7** No permanent development shall be permitted below the minimum safe building elevation of 351 metres (3.0 m vertical setback from FSL) to ensure safety from flooding and wind-driven lake ice.
- 10.2.8** No clearing or fragmentation of extensive forested lands or valley areas outside of the Fort-a-la-Corne Forest will be permitted without Council approval.
- 10.2.9** Landfill, solid waste, or liquid waste disposal sites shall be located in areas well removed from the reservoir and will comply with provincial health and environmental standards. On aquifers

draining into the reservoir, a geotechnical report regarding waste disposal shall be provided to Council as a condition of the application.

10.2.10 Site selection and maintenance of garbage disposal areas will be planned and designed to minimize bear depredation.

11.0 RECREATION

11.1 OBJECTIVES

- 11.1.1 To acknowledge the need for both intensive and extensive recreational land uses and complementary uses such as retailing in selected areas adjacent to the reservoir.
- 11.1.2 To ensure that recreational developments, both extensive and intensive, do not conflict with adjacent land uses; particularly the Fort-a-la-Corne Provincial Forest or agricultural operations.
- 11.1.3 To provide opportunities for the appreciation and understanding of the natural and human heritage of the region.
- 11.1.4 To provide and promote outdoor recreation opportunities to potential users from outside the regional boundary.
- 11.1.5 To ensure that environmental features, historic sites and wildlife habitat are protected from unauthorized recreational use.
- 11.1.6 To ensure that recreational developments recognize the existing and changing water quality of the reservoir.
- 11.1.7 To ensure that recreational developments along the shore recognize the maximum daily reservoir drawdown of one metre from full supply level.
- 11.1.8 To ensure that recreational developments, particularly those of an intensive nature, do not place excessive demands for new municipal services or for extensive improvements to existing services (e.g. roads, landfills, winter maintenance).

- 11.1.9 To acknowledge the existing recreation developments at Wapiti Regional Park, Nipawin Regional Park and Tobin Lake and to endeavor to jointly promote these resources in conjunction with Codette Lake.
- 11.1.10 To ensure that cottage developments are not located in areas having hazardous shoreland conditions and incompatible adjacent land uses.
- 11.1.11 To ensure that within the buffer zone and beyond, recreational developments maintain a secondary priority to agricultural operations.

11.2 POLICIES

- 11.2.1 No private recreation development will be allowed in the Fort-a-la-Corne Provincial Forest unless these are consistent with existing or future government policies and/or management plans for the Forest/Management Unit. However, general public recreation opportunities such as camping, day-use, fishing, hunting, trail riding, cross-country skiing and hiking are deemed to be compatible uses, within the broad objectives of Provincial Forest management.
- 11.2.2 No incompatible or potentially harmful recreation development will be allowed at identified significant archaeological or historic sites as shown on Heritage Resources Map (Technical Report).
- 11.2.3 All recreation related servicing requirements must be considered by Council and agreed upon before a development application will be approved.
- 11.2.4 No permanent structures will be permitted within the Saskatchewan Power Corporation's buffer area except at locations where the land purchased by Saskatchewan Power Corporation

exceeds that necessary to ensure environmental protection. Permanent structures are those structures with permanent foundations or those privately owned structures that have been set up or moved in with the intention of remaining on the site for an extended length of time. At locations designated in this plan, non-permanent structures or facilities will be allowed within the buffer zone with the approval of Council and Saskatchewan Power Corporation. Non-permanent structures or facilities are those that can be easily disassembled or moved and those that are not potentially subject to destruction or personal loss should floods or environmental hazards arise. Such structures and facilities include but are not limited to roads, boat ramps, boat docks, beach change-houses, washrooms, picnic tables and shelters.

- 11.2.5** The Council shall ensure that all development proposals and structural designs take into account the maximum daily drawdown of one metre from full supply level.
- 11.2.6** Land owned by Saskatchewan Power Corporation, which is not necessary to protect the reservoir's environmental integrity, may be offered for sale or lease to perspective developers and/or the respective rural municipalities.
- 11.2.7** Intensive recreation development shall be restricted to those areas identified on the Preferred Land Use Map.

12.0 COMMERCIAL

12.1 OBJECTIVES

12.1.1 To provide only enough commercial land to service the proposed recreation and tourism development.

12.2 POLICY

12.2.1 The Municipality shall allow redesignation of land or approve commercial development only in the locations shown in the Preferred Land Use Map. These commercial uses are to be restricted to goods and services which are primarily intended to service the area's recreation and tourist users.

13.0 SERVICING

13.1 OBJECTIVES

- 13.1.1** To minimize the financial burden on the residents of the Municipalities resulting from residential, recreation or commercial developments.
- 13.1.2** To establish a prioritized listing of capital improvements, when required, and servicing priorities through a Capital Works Bylaw.

13.2 POLICIES

- 13.2.1** The general municipal policy is to only build municipal roads to support agricultural operations.
- 13.2.2** The Municipalities of Nipawin and Torch River will not provide access to recreational developments unless approved otherwise, in advance of development, by the Council.
- 13.2.3** The Municipalities of Nipawin and Torch River will not hold any responsibility for providing any campgrounds, boat launches or any other associated recreation development at the Codette Lake reservoir.
- 13.2.4** The Municipalities may provide sanitary landfill sites and solid and liquid waste disposal sites at locations well removed from the reservoir and as safe to the public health and environmental quality of the land and water (surface and groundwater) resources. The provision of such facilities is at the discretion of Council, subject to municipal priorities and the availability of financial resources.
- 13.2.5** Any person proposing a recreation or cottage development shall where required, as a condition of approval, construct at his own

expense and to standards established by the Council such roads as may be required in the subdivision. Appendix A presents suggested legal mechanisms to provide access to Codette Lake.

- 13.2.6** As the Councils propose no new capital works but endeavor to seek development by the private sector and other agencies, the Minister shall be requested to waive the requirement to prepare a Capital Works Bylaw until Capital Works are programmed. At that time, a bylaw will be prepared and submitted in accordance with The Planning and Development Act.

14.0 IMPLEMENTATION

14.1 OBJECTIVES

- 14.1.1** To ensure that the intent of all policies outlined in the Plan are maintained in the local decision-making process.
- 14.1.2** To ensure that Zoning controls clearly complement and reflect the intent of the policies outlined in the Plan.
- 14.1.3** To ensure that each municipality works in concert with the Saskatchewan Power Corporation, as decisions respecting development permit applications are rendered.

14.2 POLICIES

- 14.2.1** Review of this Plan shall be undertaken in accordance with the Planning and Development Act 1983, and in so doing, the overall intent of any major policy may be re-examined.
- 14.2.2** The Councils shall endeavor to promote the development of the recreation potential of the reservoir, with preferred staging to follow the priorities identified in this plan.
- 14.2.3** The Rural Municipalities of Nipawin and Torch River shall promote recreation development by either of the following procedures:
 - by reviewing unsolicited proposals using the Development Plan and Zoning Bylaw to ensure that the proposal conforms to development guidelines. Development proposals shall be screened using a review procedure and proposal request similar to that employed by Saskatchewan Parks and Renewable Resources (see Appendix B and C).

- by requesting proposals for the development of the designated sites.

14.2.4 All figures, distances and quantities in the Development Plan are guidelines only. Any deviations are subject to the provisions of the Zoning Bylaw, provincial regulations, and survey plans.

14.2.5 The Zoning Bylaws shall be amended in accordance with the provisions of this Development Plan and will provide for the regulation and control of land uses in conformity with the development pattern and standards set down in this Plan. This includes changes to existing districts and the requirement for special information in areas within the Codette Lake Development Area as specified on the Preferred Land Use Map.

14.2.6 In considering amendments to the Zoning Bylaw, consideration shall be given that the proposal conforms with the overall intent of this Development Plan and specific development criteria such as:

- (a) the financial capability of the Municipalities to absorb any costs related to the development;
- (b) the potential for the contamination of groundwater;
- (c) the potential for the disturbance of critical wildlife habitat and the Fort-a-la-Corne Provincial Forest;
- (d) the undesirability for development on hazardous shoreline areas;
- (e) the provision of public access to shorelines;
- (f) the effect of development on areas of historic and archaeological significance;
- (g) the potential to adversely affect agricultural land use;
- (h) the negative impact upon the primary goal of power generation at the reservoir and dam site.

- 14.2.7** Any proposed amendment to the Zoning Bylaw of a Municipality within the Codette Lake Development Area, which would have the effect of altering the Development Plan, shall be referred to the other municipality for consideration.
- 14.2.8** Notwithstanding the previous policy, the Development Plan shall not be amended without the mutual consent of the municipalities.
- 14.2.9** The municipalities shall jointly review the plan at least every three years subsequent to adoption.

BIBLIOGRAPHY

BIBLIOGRAPHY

- Goode, Peter. 1981. Public Response to a New Recreation Area: The example of Lake Diefenbaker, Saskatchewan. M.A. Thesis, Department of Geography, University of Saskatchewan.
- Government of Saskatchewan. 1983. The Planning and Development Act. An Act Respecting Planning and Development in Urban, Rural and Northern Municipalities. Regina.
- Mollard, J.D. and Associates Ltd. 1982. Airphoto Assessment of Ski-Hill (Park) Site South of the C.G. Willis Bridge Site - Wapiti Valley Ski Association. Prepared for Saskatchewan Power Corporation, 15 pp.
- Mollard, J.D. and Associates Ltd. 1983. Office Airphoto Study of Shoreline Conditions and Materials, Erosion and Slumping Potential and Recreational and Institutional Land Use Potential Around Codette Reservoir, Nipawin, Saskatchewan. Prepared for Saskatchewan Environment, Regina.

APPENDICES

- A: LAKE ACCESS AND SHORELAND OPPORTUNITIES**
- B: DEVELOPMENT REVIEW PROCEDURES**
- C: SUGGESTED PROPOSAL CALL FORMAT**
- D: REVISED DEVELOPMENT PERMIT FORM**

APPENDIX A

LAKE ACCESS AND SHORELAND OPPORTUNITIES

	Development Opportunity	Land Tenure	Access Mechanism
OUTSIDE BUFFER ZONE:	- Public Recreation (parks and public recreation facilities)	- Sale at fair market value or registered lease through SPC or private landowner	- Dedication of vested road
	- Quasi-Public Recreation (institutional camps, recreation sites)	- Sale at fair market value or registered lease through SPC or private landowner	- Easement, lease, dedication of vested road
	- Private Commercial Recreation (tourism accommodation and services for the recreation user)	- Sale at fair market value or registered lease through SPC or private landowner	- Easement, lease, dedication of vested road
	- Private Individual (cottage, country residential)	- Sale at fair market value	- Easement, lease, dedication of vested road
INSIDE BUFFER ZONE:	- Public Recreation (parks and passive recreation facilities including picnic areas, beaches, campgrounds and auxillary facilities, boat launches, marina and associated parking facilities)	- Registered lease (SPC)	- Registered lease (SPC)
	- Commercial Recreation (marina and associated support facilities including concession)	- Registered lease (SPC)	- Registered lease (SPC)

APPENDIX B

DEVELOPMENT REVIEW PROCEDURE

The following procedure is based on the premise that SPC will make potential recreation areas (as identified in this Plan) available for sale or lease should a development proposal meet all the policy requirements set out in the Development Plan.

1. Each Council will advise the public that a Development Plan is available for review and that there is potential for development at sites adjacent to Codette Lake.
2. Should there be interest in a designated site, Council will request proposal(s) (see next section) for potential development from interested proponent(s).
3. Proposal(s) will be reviewed according to this development plan and the criteria outlined in the Proposal Call (see next section). Municipal approval will be given to the successful proponent.
4. The successful proponent will be directed to Provincial agencies and then SPC to gain their approval for the development.
5. The proponent will negotiate the sale or lease of the designated parcel of land with SPC.

APPENDIX C

SUGGESTED PROPOSAL CALL FORMAT

In order to promote the recreational and tourism potential of Codette Lake, the municipality should have the option to use a proposal call system to attract development interest. A proposal call should be advertised in provincial newspapers. The advertisement should include:

- o Who is requesting proposals
- o Proposal title - types of development opportunities
- o Name of site location(s)
- o Closing date and time (Central Standard Time)
- o Address for proposal submittals
- o Contact for further information (name, title, phone number, address)
- o Where the proposal call package and particulars are available
- o A qualifying statement that the R.M.(s) reserve the right to reject any or all proposals

The format for the Proposal Call should include the following:

Background Data

- o Location:
 - Give a brief description of the reservoir and the local area.
 - Describe the location of the parcel of land proposal for development.
 - Include map of region, area and tract of land proposed for development.
- o Rural Municipality Policy Framework:
 - Identify the types of activities designated for this parcel of land and the general policy parameters of the Codette Reservoir Development Plan. Place responsibility for economic feasibility, development potential and market considerations on the proponent.

- o The Opportunity:
 - Describe the opportunity for development at this location.
 - Outline the existing regional and/or local facilities and attractions.
 - Provide the reasons why this area has been chosen for development.
 - Give contact person/group for additional information.

- o The Concept:
 - If a concept plan has been prepared, outline the conceptualized development.

- o Land Disposition:
 - Describe the process of land disposition as it applies to Codette Reservoir.
 - Outline legal description and proposed disposition area(s).

- o Disposition Process:
 - Describe the steps necessary to receive approval for disposition of land from the municipality, the Province and SPC.

Proponent Responsibilities

Describe the type of costs for which the proponent will be responsible for. These may include:

- (a) Proposal Call
- (b) Land Survey/Plan Registration
- (c) Land Appraisal
- (d) Development Permits
- (e) Municipal Zoning
- (f) Commercial Licence
- (g) Development and Maintenance
- (h) Services
- (i) Service Agreements
- (j) Promoting and Marketing
- (k) Other

Implementation Strategy

- o Application Schedule:
 - Indicate that proposal submission should only include required information. Any other submitted information must be clearly labelled.
 - Give address where sealed proposals (state number of proposals required) should be submitted.
 - Give any additional labelling instructions and the date and time the proposal is due.

- o Proposal Fee:
 - Specify proposal fee and form of submittal (e.g. certified cheque), if required.
 - Indicate that no other form of submittal is accepted and no interest will be paid during the period during which fees are held by R.M.

- o Withdrawal of Proposals:
 - Indicate date and time prior to which, proposals may be withdrawn.

- o Proposal Notification:
 - Indicate that notification of the decision will be given prior to a specified date. Specify when fees for unsuccessful proposals will be returned and under what conditions fees will be forfeited. Indicate when successful proposal fee will be returned.
 - Specify that R.M. reserves the right to reject any or all proposals.

- o Proposal Amendments:
 - Specify that amendments can be made by the R.M. Indicate how proponents will be made aware of them and that they should be included in the proposal.

Proposal Submission Content

- o Ensure confidentiality.

- o Provide information on what is required from the successful proponent:
 - Outline of Proposed Recreation Facility
 - Outline of Proposed Maintenance
 - Financing and Operation
 - Development Schedule
 - Other

- o The Business Corporation Act
 - Request eligibility or current incorporation status.

- o Proposal Clarification
 - Indicate where additional information may be requested from.

Selection Criteria

- o Outline factors used to select proponent.
 - These could include:
 - Consistency with policies of Development Plan
 - Tender price
 - Proposed concept and phasing of development
 - Proposed maintenance program
 - Experience of proponent
 - Financial stability of proponent
 - Marketing and promotion strategy
 - Other

- o Proposal Call Schedule
 - Table the following dates:
 - Final day for receiving proposal information
 - Proposal closing
 - Notification of successful proponent
 - Return of proposal fee for unsuccessful proposal

- o Appendix
 - Append any useful data

APPENDIX D
REVISED DEVELOPMENT PERMIT FORM

Application No. _____

(City, Town, Village or R.M.) of _____ Date _____, 19____

1. (a) Name of Applicant _____
Address _____
Telephone Number _____

(b) Name of Registered Owner _____
Address _____

2. Legal description of land proposed for development:
All/Part (circle one) of Quarter Section _____ Township _____ Range _____ West of _____
L.S.D. _____ Lot(s) _____ Block(s) _____ Registered Plan No. _____
Certificate of Title No. _____ Date _____

3. Existing land use _____

4. Area of site proposed for development _____ hectares.

5. Proposed development involves: New Building _____ Alteration _____ Addition _____
Relocation of Building _____ Principal Building _____ Accessory Building _____

6. Specific description of proposed land use _____

7. Other comments in support of application _____

8. Site plan. Please provide a sketch showing:
(a) Dimensions of parcel and location of existing or proposed buildings;
(b) Topographical features, (i.e. water courses, drainage ditches, sloughs, wooded areas);
(c) Adjoining land uses;
(d) Size and location of easements or right-of-ways;
(e) Location of streets, lanes, roads and highways.

9. Where the proposed development is within the Codette Lake Development Area, the applicant shall also submit a narrative explaining how the proposal is consistent with the policies of the Codette Lake Development Plan. This shall include a geotechnical analysis if requested by the Development Plan.

10. Declaration by Applicant

I, _____ of the _____ municipality in the province of Saskatchewan, solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

Date

Signature

DEVELOPMENT PERMIT - OFFICE USE FORM

For Municipal Office Use Only:

Application No. _____

- 1. Present Zonong: _____
- 2. Proposed Use(s): Principal _____
Accessory _____
- 3. Proposed yards: Front _____ Rear _____
Side _____ Side _____
- 4. Site Area: _____
- 5. Application Status:
Permitted use _____ Discretionary use _____
Meets Bylaw Requirements _____ Does not meet Bylaw Requirements _____

Date

Development Officer

DEVELOPMENT PERMIT - NOTICE OF DECISION

(City, Town, Village or R.M.) of _____

Application No. _____

Applicant _____

- (a) Approved _____
- (b) Approved subject to the following conditions:

- (c) Refused for the following reasons:

You are advised that you have the right to appeal a refusal, or the conditions of a conditional approval to the Development Appeals Board.

Date

Development Officer