

*SCHEDULE "A"*

*THE RESORT VILLAGE  
OF THE  
DISTRICT OF KATEPWA*

*BASIC PLANNING  
STATEMENT*

## 1. INTRODUCTION

### 1.1 Title

A bylaw of the District of Katepwa to adopt a Basic Planning Statement pursuant to Section 39 of *The Planning and Development Act, 1983*.

The Council of the District of Katepwa in the Province of Saskatchewan enacts as follows:

1. This Bylaw may be cited as “The Basic Planning Statement Bylaw”.

### 1.2 Purpose

The previous Councils of the Resort Villages of Katepwa Beach, Katepwa South and Sandy Beach have long taken an active role in managing the development of their communities. The first Zoning Bylaw, No. 10-61 of the Resort Village of Katepwa Beach came into force in 1962. The Fishing Lakes Special Planning Area (S.P.A.) was established in 1977. The Fishing Lakes Special Planning Area Commission, which included the Resort Villages of Katepwa Beach, Katepwa South and Sandy Beach, and four other municipalities, was responsible for regulating development within the entire Planning Area. In 1981, a District Development Plan and Zoning Bylaw were adopted.

Since the Commission dissolved in May, 1985, the Resort Village of Katepwa Beach has been responsible for administering the District Development Plan and Zoning Controls as they apply to the land within that Resort Village. When the Resort Village of Katepwa South was incorporated in 1990 they adopted their own Basic Planning Statement and Zoning Controls as they applied to the land

within Katepwa South. The Resort Village of Sandy Beach remained under the development regulations of the Fishing Lakes Special Planning Area.

Since the Resort Villages of Katepwa Beach, Katepwa South and Sandy Beach have restructured to form the District of Katepwa it is desirable to prepare planning policies and development controls that will be more concise, uniform and better suited to the needs of the District.

Section 39 of *The Planning and Development Act, 1983* enables a council to prepare and adopt a basic planning statement. A basic planning statement is a short statement of a council's objectives and includes policies to address development issues in a municipality.

The purpose of this basic planning statement (BPS) is to provide guidance to the council in making development decisions. To accomplish this, the BPS will:

- serve as a framework to guide the council in making development decisions;
- identify matters of concern which affect the use and development of land;
- provide a strategy for the future development of the District;
- state to the public, the development industry and other levels of government how the council intends to direct its future development; and
- establish the objectives to be accomplished by a zoning bylaw.

### 1.3 Scope

The objectives and policies contained in this basic planning statement apply to the entire area within the boundaries of the District of Katepwa. However, sound planning requires consultation with government agencies, other local authorities and the public at large. It is hoped that this basic planning statement will foster the involvement and cooperation of interested people and agencies both within and outside the District of Katepwa.

### 1.4 Format

The basic planning statement consists of four chapters. The first chapter outlines the intent of council in adopting the document. Chapter 2 provides the background information necessary to allow council to make informed land use decisions. It describes the physical characteristics of the District, and the existing pattern of development, and identifies the opportunities and constraints for future development.

Chapter 3 outlines the council's objectives for the future development of the District and provides policies to help achieve those objectives. Chapter 4 discusses how the policies are to be implemented, especially through to zoning bylaw, and outlines review and amendment procedures.

## 2. BACKGROUND

### 2.1 Physical Characteristics

#### Location

The District of Katepwa is located along the east, south and west sides of

Katepwa Lake.

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### Landforms

Katepwa Lake is located in the Qu'Appelle Valley, which has landforms that are virtually unique in Southern Saskatchewan. The three major landform types in the District are: eroded valley sides (EVS), lower valleyside slopes (CAF) and sand spits (CSS). The location of each of these landforms is shown on Map 1.

### Sand Spit

The sand spit landform occurs in the Sandy Beach subdivision and the roughly triangular core area of the Katepwa Beach subdivision, which projects into the lake. These points are composed of sandy material that has been washed down into the valley. The land is generally sandy, stable and generally suitable to support homes, cottages and recreational structures.

### Lower Valleyside Slopes

The shoreline, or both the east and west sides of the lake, are generally composed of the lower valleyside slope landform. These slopes are composed of sand and silt that has washed down from the valley walls. They can be subject to erosion from wave action and runoff but are otherwise suitable for development. Areas subject to shoreline erosion are shown on Map 2.

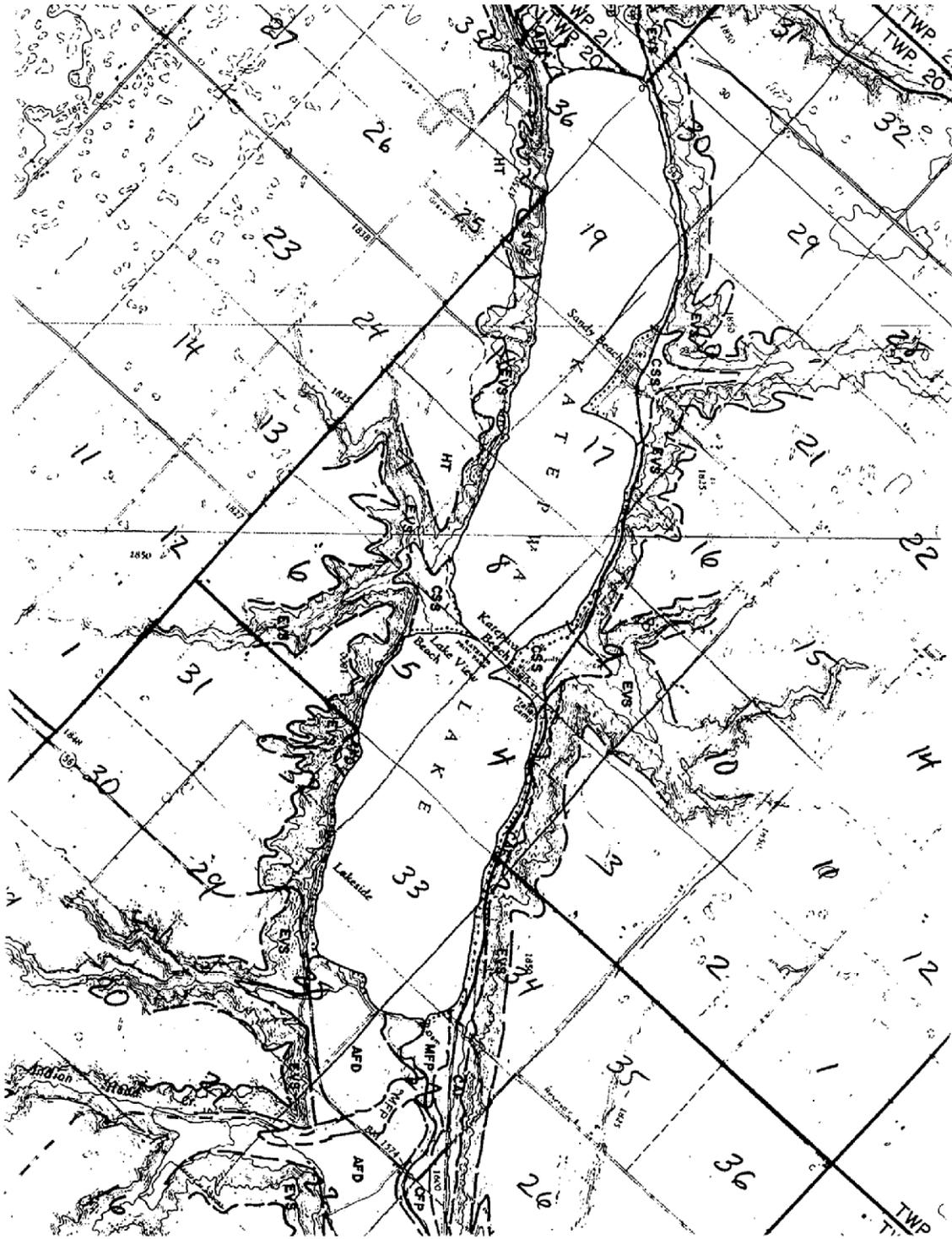
### Eroded Valley Sides

Much of the District, particularly the areas higher up from the lake, away from the shoreline, consists of eroded valley sides. This landform includes irregular ridges separated by roughly parallel gullies and ravines carried by runoff. These slopes tend to be steep, usually requiring substantial earthwork to develop and are subject to erosion. In addition they may be subject to instability and sliding and are sensitive to changes made by cuts, fills and structures. In areas of

questionable stability a geotechnical study is necessary to ensure that an area can safely support a proposed development.

Natural Resources

The District of Katepwa does not possess significant natural resources in terms of agricultural land, aggregate resources or wildlife habitat. The existing natural vegetation does provide some wildlife habitat and protects the land from erosion.



LANDFORMS - MAP 1

TERRAIN LEGEND

AFD	Individual alluvial fan deposits
ASP	Alkali-salt patches
BDL	Bird's-foot delta
CAF	Coalescing alluvial fans and colluvium-mantled lower valley side till slopes
CFP	Cover flood plain
CSS	Cusate sand spits
EVS	Eroded valley sides
HT	High terraces
MFP	Meander flood plains
OVS	Old valley side slump blocks
PLA	Ponded lacustrine areas
RVS	Recent valley side slump blocks
SVS	Smooth valley side slopes
SPS	Springs and seepages
	Upper side of most-apparent slump blocks on valley walls

				QU'APPELLE BASIN STUDY BOARD	
CANADA SASKATCHEWAN MANITOBA					
DESIGNED	DRAWN	SUBMITTED <i>[Signature]</i>	APPROVED		
CHECKED	TRACED	DATE JANUARY 18, 1972	DATE		

QU'APPELLE BASIN STUDY OFFICE					
QU'APPELLE BASIN STUDY					
VALLEY TERRAIN MAPPING					
<i>FT QU'APPELLE</i>					
SCALE	DATE	SHEET	OF	P4-9-5(9)	

## 2.2 Existing Development

The District of Katepwa is linear in form, stretching along some approximately 18 kilometres of lake shoreline. Virtually all of the developable shoreline and some backshore land has been subdivided and developed for residential use. Katepwa Point Provincial Park, which is 7.8 ha (19.2 acres) in size, is the largest area of accessible public shoreline in the District.

The residences in the District are mostly seasonal recreational residences, or “cottages”. However, there is a trend towards seasonal residences being insulated and made habitable year round. Many new residences are not seasonal in nature but permanent residences. This trend can be expected to continue as cottages are used increasingly for year round recreation, people decide to retire to their resort property, or other residents choose the District of Katepwa as a home instead of other urban centres. This trend is substantiated by the federal census reports. A detailed analysis of the changes in age structure and other population characteristics has not been done, but it appears from the more detailed 2001 census data that the District of Katepwa will continue to be primarily a seasonal residential community. Permanent residential conversions will likely remain as an important factor in considering community goals and objectives.

## 2.3 Opportunities and Constraints

### Development Opportunities

Although most of the developable shoreland in the District is already occupied, the prospects for continued development appear to be good for two reasons.

Firstly, demand for recreational property is expected to continue. The District of Katepwa will share in this demand since it is accessible from Regina and has the best water quality in the Fishing Lakes chain. Second, Katepwa Point Provincial Park is a significant recreational asset. It provides access to the lakeshore for people with backshore lots as well as for day users from outside the District. By attracting people into the District, the park also generates traffic that could help support commercial services in the area.

#### Development Constraints

Future development within the District of Katepwa will be limited by three main constraints: the amount of accessible lakeshore, potential instability of valley walls and some shoreline, and the flood hazard.

Accessible Lakeshore – As indicated in Section 2.2 virtually all of the developable shoreline has already been subdivided and developed. The only lands which allow public access to the lake are Katepwa Point Provincial Park and road allowances. The lack of shoreland accessible to the public and potential overcrowding of the provincial park reduces the attractiveness of backshore lots for residential purposes.

Potential Instability – Much of the vacant land in the District consists of eroded valley slopes. These areas are potentially unstable and subject to sliding and erosion. This hazard results in additional development costs due to the need for geotechnical advice in identifying suitable building sites or designing foundations. Additional costs would result if remedial works were required. The area shown as being potentially unstable were originally identified in an air photo analysis of the

Qu'Appelle Valley done for the Sask. Water Resources Commission in 1972.

This study, entitled "Terrain Mapping of Qu'Appelle Valley" was conducted by the geotechnical consulting engineering firm of J.D. Mollard & Associates of Regina. Although it is a broadly-based study, it is very useful in identifying major landforms in the valley. Local conditions may vary markedly however, and the slope, surface and bedrock geology and type of development proposed must be included in the factors examined by development proponents and council before proceeding. When doubt exists as to the stability of the site, further geotechnical study/recommendations should be obtained.

Flood Hazard – Lands adjacent to the lake may be subject to a hazard due to flooding. This hazard includes potential inundation damage due to ice action, and damage or erosion due to wave action during periods of high water. Flood prone lands have been shown on the District of Katepwa lot details and Zoning District Map. The flood hazard can result in increased costs for floodproofing measures or for repairs following flood damage. Preventive measures such as floodproofing new development on land below the 1:500 flood level or erosion protection will be encouraged. The Saskatchewan Water Corporation will be utilized as a source of technical advice regarding flood levels and floodproofing techniques.



### 3. DEVELOPMENT OBJECTIVES AND POLICIES

#### 3.1 General Objectives

The general objectives for the future development of the District of Katepwa are:

1. To maintain and enhance the established low density residential and resort character of the area.
2. To avoid and minimize potential land use conflicts.
3. To avoid unnecessary increases in property taxes by expanding the local tax base and maintaining services at a level appropriate to a resort area.
4. To ensure that future development recognizes the physical capabilities and limitations of the land.
5. To maintain the high quality physical environment of the District in which residents and visitors may live, work and play.
6. To adopt a policy of no camping on public property within the District of Katepwa.
7. To adopt a policy of strict control over open fires.
8. To develop and encourage the use of sound geotechnical construction practices, improved shoreline erosion control measures and control of excessive or poorly located cuts and fills.

#### 3.2 Residential Policies

1. Redevelopment and infill development in existing residential areas is encouraged.
2. The upgrading and improvement of existing residences is encouraged.

While the conversion of seasonal residences to year round residences is permitted, the District of Katepwa will provide limited services to residents during the off season.

3. Land uses which are incompatible, or which would result in unacceptable conflicts with adjacent residential areas will not be allowed.
4.
  - a) Council will consider the visual impact which new residential development will have on neighbouring residences. Unless otherwise authorized by the Zoning Bylaw, Council shall not be required to approve any such development which, in their opinion, would have a negative visual impact on the view of Katepwa Lake from any neighbouring property.
  - b) Council will consider the visual impact which new residential development will have on the valley walls. Unless otherwise authorized by the Zoning Bylaw, Council shall not be required to approve any such development which, in their opinion, would have a negative visual impact on the valley walls (shown as potentially unstable areas on Map 1).
5. Council wishes to encourage only single detached dwellings or individual mobile homes, along with accessory buildings, but may also permit duplexes and condominium type developments as discretionary uses.
6. Council may, by rezoning specific groups of properties on the zoning map, approve alternate forms or higher densities of residential development if first proposed by the landowner. Such development could only consist of

mobile homes, mobile home parks, townhouse dwellings and condominiums or low-rise apartments less than 10 metres in height and containing not more than 12 units. In considering proposals for such forms or densities of development, Council shall be bound by all the policies of Sections 3.1, 3.2 and 3.7. Council shall also notify, by mail, the neighbouring property owners within a 75 metre radius of any such land that proposal is being considered for rezoning.

7. Council wishes to encourage the maintenance of privacy, property values and fire safety for all existing parcels.

### 3.3 Recreational Policies

1. To encourage the maintenance of private recreational facilities.
2. To ensure that where public recreational facilities are located on public reserve that these facilities be maintained.

### 3.4 Environmental Policies

With regard to maintaining and enhancing the physical and social environment, Council may:

1. Develop a public information program outlining the degree, nature and location of land instability and the measures that may be employed to reduce that instability.
2. Review the environmental guidelines established by the Fishing Lakes Planning District Development Plan, other government documents and geotechnical reports with the intent of minimizing the negative impacts of

land use on unstable or floodprone land areas.

3. Consistently and uniformly enforce the environmental planning policies and regulations contained in the Zoning Bylaw and Basic Planning Statement for the District of Katepwa.
4. Where necessary, require proponents of development on potentially unstable soil areas to have a geotechnical statement completed before a development permit is approved.
5. Consider the adoption of specific guidelines for development on unstable soil by which all development will be reviewed and the areas analyzed for land use suitability.

### 3.5 Commercial and Industrial Policies

1. Commercial developments that would serve the needs of residents and visitors, or that would enhance the attractiveness of the area as a recreational destination may be allowed.
2. Commercial developments shall be directed to sites suitable for that use and which will not conflict with existing or proposed residential developments.
3. To be considered suitable for commercial development a site shall be:
  - a) readily accessible to the traveling public such as having highway frontage, or
  - b) adjacent to existing commercial developments, or
  - c) otherwise complement existing recreational or commercial

facilities.

4. Undesirable industrial developments or those commercial ones which are unsightly or obnoxious will be encourage to locate outside the District of Katepwa.

### 3.6 Public Service Policies

1. Limited municipal services are provided on a year round basis. The main services provided to the District of Katepwa are a pumping service for sewage disposal and garbage pickup. However, other services which may be provided pursuant to *The Municipalities Act* could be introduced given public demand and the financial capacity of the District.
2. In order to avoid additional costs to the District the Council will require a servicing agreement to be in place prior to the time of subdivision approval to ensure that capital services to be provided to new subdivisions will meet the standards of the District of Katepwa.
3. The District of Katepwa contains existing parcels of public reserve land. Some of these are poorly located or otherwise unsuited to public recreation. Council may consider proposing the sale or exchange of these parcels where they may be suitable for an alternate use.

### 3.7 Hazard Land Policies

1. Council will implement flood damage reduction policies on land that is subject to a potential flood hazard by consulting the Sask. Water Corporation to determine the precise nature of the flood hazard and

recommend flood damage reductions measures. Council will ensure that the zoning bylaw incorporates appropriate regulations to floodproof all new development of land below the 479.81 m elevation. This has been defined by the Sask. Water Corporation as the 1:500 frequency Flood Elevation of Katepwa Lake. (See Map 2)

2. Valley slopes are potentially unstable and subject to sliding and erosion. Persons developing on potentially unstable land (see Map 1) may be required by Council to contact a geotechnical engineer to determine appropriate construction techniques. Council may utilize the findings of such geotechnical reports in establishing conditions for development as part of any Development Permit which may be issued.
3. Where it is proposed to subdivide land that is subject to a potential hazard from flooding or instability, Council will not recommend approval of the proposed subdivision unless each proposed lot has been shown to have a safe building site.
4. In order to maintain the stability of slopes, prevent erosion, provide wildlife habitat and maintain the attractiveness of the area, Council will encourage the preservation of natural vegetation. Clearing required to accommodate the proposed development should be kept to a minimum.

#### 4. IMPLEMENTATION

##### Policies

1. The Basic Planning Statement shall be implemented by the District of

Katepwa Zoning Bylaw. This bylaw will:

- a) control the use of land within the District;
- b) divide the District of Katepwa into zoning district and prescribe the types of development permitted in each district;
- c) for each zoning district, prescribe regulations designed to control the use of land and identify the purpose of the district which clearly supports the policy of Council; and
- d) ensure that each of the districts comply with the following policies:

- i) R1 – Residential District

- The purpose of this district is to provide for a medium density residential development and related recreational uses.

- ii) REC – Recreation District

- The purpose of this district is to provide for recreational development and related uses.

- iii) UR – Urban Reserve District

- The purpose of this district is to reserve unsubdivided and/or undeveloped lands within the District of Katepwa for future urban development.

- iv) s – Slump Hazard Area

- The purpose of this regulatory overlay is to provide for orderly development and safe construction in areas subject

to slope instability.

In any district designated on the Zoning Map with the letter “s” following the district symbol, all uses permitted in that district shall be subject to the special regulations specified in that part.

Due to the variability of scale on zoning maps, reference is made to the report Part 1 Terrain Mapping of Qu’Appelle Valley between Qu’Appelle Dam and S. Lazare, Manitoba for the Qu’Appelle Basin Study, D.G. Mollard & Associates Ltd. 1972.

The report and mapping indicate three landform types for the District of Katepwa. These areas are described in the report as:

- a) Alluvial fan deposits (AFD)
- b) Eroded valleysides (EVS)
- c) Meander Flood Plains (MFP)

Future development of the hill sides may require the District of Katepwa to implement slump hazard zoning conditions for specific sites.

vi) f – Flood Hazard Area

The purpose of this regulatory overlay is to provide for orderly development and safe construction in areas subject

to flooding.

In any district designated on the Zoning Map with the letter “F” following the district symbol, all uses permitted in that district shall be subject to the special regulations specified in that part.

2. The District of Katepwa Zoning Bylaw shall conform to the policies of this Basic Planning Statement.
  3. The Council shall use the policies contained herein in providing comments to the Director of Community Planning respecting subdivision of land.
  4. Where appropriate, Council may pursue annexation, purchase or lease of land or public investment to achieve the objectives of the Basic Planning Statement.
  5. Development approval shall be based on the policies within the Basic Planning Statement and Zoning Bylaw.
  6. Any amendment to the District of Katepwa Zoning Bylaw shall be consistent with the Basic Planning Statement.
5. ADMINISTRATION
- 5.1 Zoning Bylaw

The *Planning and Development Act, 1983*, requires a Council to adopt a zoning bylaw in conjunction with the basic planning statement. It allows the Council to prescribe the use of land and buildings that will be allowed in the different parts of the District. In addition, the bylaw regulates how these uses may be carried out

and the standards that developments must meet.

The objectives to be accomplished in the zoning bylaw are to ensure:

- a) that land use conflicts will be avoided;
- b) that future development will meet minimum standards to maintain the amenity of the District of Katepwa and protect property values;
- c) that development will be consistent with the physical limitations of the land;
- d) that development does not place undue demand on the municipality for services; and
- e) that future land use and development are consistent with the goals and objectives of the municipality.

The zoning bylaw provides Council with actual control over land use and development within the District of Katepwa. To ensure that these controls help to achieve the stated goals and objectives, the bylaw itself must be consistent with the policies and the intent of this basic planning statement. In considering a zoning bylaw or an amendment, the Council should refer to the policies contained in the text and the land use map to ensure that the development objectives of the District of Katepwa will be met.

## 5.2 Subdivision Process

Subdivision, the breaking up of land into smaller legal units, is normally an integral part of the development process. Although the Director of Community Planning for Government Relations is the approving authority for subdivisions in

the District of Katepwa, the Council has input into the subdivision procedure at two points. First, the Council provides comments to the Director on all applications for subdivision within the District. In reviewing all subdivisions, the Council should consult this basic planning statement to see whether the proposed development is consistent with the long term goals of the municipality and the desired future pattern of development.

Secondly, Council has an impact on the subdivision process through the Zoning Bylaw. Since no subdivision can be approved that does not conform to the Zoning Bylaw, Council has the power to directly influence subdivision and development in the District. Also, in the Zoning Bylaw the Council can establish the minimum area, width or depth of lots.

Again, since zoning is intended to implement the District of Katepwa's development policies, it should help to ensure that the subdivision process will contribute to achieving the long term goals of the District.

### 5.3 Review and Amendment

A basic planning statement is not a static document and should not commit the District of Katepwa to an inflexible development policy. As new issues and concerns arise, or old ones change, the basic planning statement should be revised to meet these changes. The basic planning statement should be reviewed from time to time to see whether the policies set out are being effective in achieving those objectives. The concerns, objectives and policies of the basic planning statement must be kept up to date to ensure that the document will deal with the

real development issues facing the community.

On occasion land uses or development may be proposed which do not conform to the basic planning statement. The basic planning statement can be amended to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the planning statement and the future development of the District of Katepwa should be considered. Any changes to the basic planning statement or the zoning bylaw should be in the interest of the future development of the community as a whole. Through periodic review and amendment, the basic planning statement should serve as an effective guide for the council in making decisions on the future development of the District.

5.4 Repeal and Effective Date

1. Bylaw No. 1-01, Resort Village of Katepwa Beach, is hereby repealed.
2. Bylaw No. 2-91, Resort Village of Katepwa South, is hereby repealed.
3. Bylaw No. 5/83 of the Fishing Lakes District Planning Commission, including the District Municipal Development Plan (Schedule “A”) as utilized by the Resort Village of Sandy Beach, is hereby repealed.
4. This Bylaw shall come into force on the date of approval by the Minister of Government Relations.

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Mayor

(Seal)

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Administrator