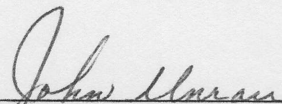


**RESORT VILLAGE OF PELICAN POINTE
BYLAW NO.2/2000**


A bylaw of the Resort Village of Pelican Pointe to adopt a Basic Planning Statement pursuant to Section 39 of The Planning and Development Act, 1983.

The Council of the Resort Village of Pelican Pointe in the Province of Saskatchewan enacts as follows:

1. This bylaw may be cited as "The Basic Planning Statement Bylaw" and contains:
 - A. Schedule A entitled the "Basic Planning Statement". For the Resort Village of Pelican Pointe
2. Bylaw No. 8/83, the Last Mountain Lake Planning District Development Plan as amended, is hereby repealed.
3. This bylaw comes into force on the date of final approval by the Minister of Municipal Affairs Culture and Housing.

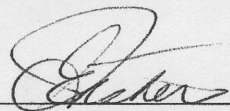


Mayor

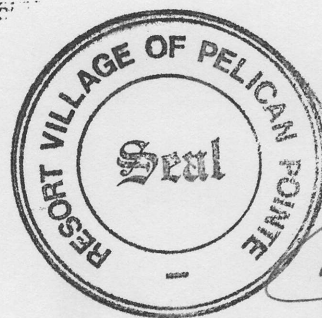


Clerk

A Certified True Copy of Bylaw
No.2/2000 adopted by resolution
of Council on the 22 day of
June, 2000.



Clerk



**BASIC PLANNING STATEMENT
FOR THE RESORT VILLAGE OF
PELICAN POINTE**

Schedule A
of Bylaw No. 2/2000

Section 1 - Introduction

- 1.1 The Resort Village of Pelican Pointe was incorporated in the fall of 1986 and their first regular council meeting was held in January of 1987. Pelican Pointe is located on Last Mountain Lake which is part of the Qu'Appelle Valley system and is primarily a summer resort area with only seven permanent residence.**

Control of development in Pelican Pointe was previously controlled by the R.M. of McKillop until it received Resort Village status, at which time the elected council of the resort village assumed the responsibility and chose to follow the Last Mountain Lake Development but only implemented building permits and did not adopt zoning controls. Council has now resolved to prepare and adopt a simplified document to address the specific planning concerns of Pelican Pointe

1.2 Purpose

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 policies to address development issues in a municipality.

The purpose of this Basic Planning Statement is to identify the objectives of the Council for the future planning and development of the Resort Village of Pelican Pointe. This document will:

- serve as framework to guide the Council making development decisions**
- identify areas of concern which affect the use and development of land in the Resort Village**
- establish objectives and outline policies for future development**
- establish the objectives to be accomplished by a zoning bylaw.**

1.3 Scope

The objective and policies contained in this Basic Planning Statement apply to the entire area within the boundaries of the Resort Village. All development within the limits of Pelican Pointe shall conform to this Basic Planning Statement.

Section 2 - General Development

2.1 Development should only occur in a manner that will not severely impact on the sensitive valley side slopes.

2.2 General Objectives

- To provide for the orderly and economical development of the Resort Village of Pelican Pointe.

-To provide for the effective control of development and land use within the Resort Village.

-To provide for the growth and continued viability of the Resort Village primarily as a residential community.

2.3 General Policies

1. Development shall occur in such a way as to not prejudice the future orderly growth of Pelican Pointe.

2. The existing residential character of the Resort Village will be maintained.

3. Commercial development will be limited to approved home occupations.

4. New development will be sensitive to the hazards associated with Old Valleyside Slump Blocks.

Section 3 - Residential Development

ISSUE:

3.1 Development in Pelican Pointe to date has been residential in nature. There are currently 61 residences. In many cases one family owns more than one lot. .

Residential development in Pelican Pointe has been of relatively good quality. Conversion of seasonal dwellings to permanent residence is becoming more popular.

3.2 Objectives

- to maintain the quality and character of residential development;
- to avoid the intrusion of commercial development in residential areas and conflict of land use;
- to plan for future expansion of the residential area.

3.3 Policies

1. Residential redevelopment and infill development will be encouraged.
2. The conversion of seasonal dwellings to permanent residences will be permitted in keeping with local bylaws and Department of Health requirements.
3. The bylaws of council shall encourage new construction that is compatible with the existing development.
4. The zoning bylaw will ensure that land use conflicts are avoided.

Section 4 --Public Service Development

ISSUE:

4.1 Currently services are provided to the residents of the Resort Village of Pelican Pointe as demands require. Given the resort nature of Pelican Pointe the level of services is relatively limited.

4.2 Objectives:

- to ensure that suitable services are provided to meet the requirements of the residents where permitted by land form.

4.3 Policies

1. Council will attempt to provide services in keeping with the low density residential nature of the municipality and in recognition of the potential slumping problem.
2. Council will monitor the services that are supplied to ensure that they operate efficiently and do not contribute to slope instability

Section 5 --Environmentally Sensitive Land

5.1 Council wants to ensure that development does not adversely impact on the sensitive land along the sides of the lake.

5.2 Objectives

--to minimize the impacts of permitted land use activities on the unstable land area.

5.3 Policies

1. Council will ensure that new development respects the unstable nature of the landscape by requiring the developer, where necessary, to obtain comments on the development from a professional geotechnical engineer prior to commencing the development and ensuring that any recommendations made by the engineer are complied with.
2. Land adjacent to the lake may be subject to hazard due to flooding. This hazard includes potential inundation, damage due to ice action and damage or erosion do to wave action during periods of peak water levels. Flood prone lands have been shown on the Zoning District Map below the peak water level contour. The flood hazard can result in increased cost for flood-proofing measures or for repairs following flood damage. Preventive measures such as flood-proofing new development on land below the 1:100 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 flood-proofing techniques.

Section 6 --Future Development

6.1 Once the few existing vacant lots are developed Pelican Pointe will have no existing area in which to expand.

6.2 Objectives

---ensure that any requests for development of land adjacent to Pelican Pointe is suitable for development.

Section 7 --Administration

7.1 Implementation

The basic planning statement will be implemented, in part, by all of the development related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the Resort Village are through zoning controls and the subdivision process.

7.2 Zoning Bylaw

The principle means of implementing this Basic Planning Statement shall be Zoning Bylaw No. 1/2000 which is adopted in conjunction with the adoption of this Basic Planning Statement.

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

- that land use conflicts are avoided.
- that future development will meet minimum standards to maintain the amenity of Resort Village
- that development will be consistent with the physical limitations of the land;
- that development does not place undue demand on the Resort Village for

services;

- that future land uses and development are consistent with the objectives of the municipality.

The zoning bylaw provides Council with actual control over land use and development within the Resort Village. To ensure that these controls work to help achieve the stated objectives, the bylaw itself must be consistent with the policies and the intent of this Basic Planning Statement. In considering the zoning bylaw or an amendment, the Council should refer to the policies contained in the text and the land use strategy map

to

ensure that the development objectives of the Resort Village will be met.

7.3 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 Municipal Affairs Culture and Housing is the approving authority for subdivisions in the Resort Village the Council has input into the subdivision procedures at two points. First, the Council provides comments on all applications for subdivision within the Resort Village in reviewing all subdivisions; the Council should consult this basic planning statement to see whether the proposed development is consistent with the long term objectives and the desired 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 Pelican Pointe.

7.4 Review and Amendment

A basic planning statement is not a static document and should not commit the Council 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 stated objectives are still relevant and whether the stated objectives are still relevant and 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 of the community as a whole.

Through periodical review and amendment the basic planning statement should serve as an effective guide for the Council to make decisions on the future development of the Resort Village of Pelican Pointe.