

**SCHEDULE A
BASIC PLANNING STATEMENT
OF THE
RESORT VILLAGE OF KANNATA VALLEY**

This schedule forms part of Bylaw 71, the Basic Planning Statement of the Resort Village of Kannata Valley in the Province of Saskatchewan.

AUTHORITY

1. This Basic Planning Statement is under the authority of the Planning and Development Act, 1983.

SCOPE

2. This document states the goals and expectations of ratepayers and mandates Council to govern the municipality in a manner that will assure orderly development and use of land and resources.

DEFINITION OF TERMS

3. The following definitions and the definitions contained in the Act apply to this Basic Planning Statement

Act	the Planning and Development Act
Building	any structure intended for sheltering any use or occupancy.
Business	a commercial, merchandising, trade or occupation activity providing goods or services
Community	the collective group of ratepayers and residents of the Resort Village of Kannata Valley
Council	the elected mayor and four elected councillors of the Resort Village of Kannata Valley
Councillor	an elected member of council other than the mayor
Electors	a person qualified under the Elections Act to vote in an election of the municipality
Home Business	a trade, profession or craft, conducted for gain within a dwelling unit or a conforming accessory building by the resident(s) of that dwelling unit in a manner that is incidental and secondary to the residence
Local Authority (LA):	the Council of the Resort Village of Kannata Valley
Minister	a member of the Executive Council of the province of Saskatchewan assigned to administer the Act.
Municipality	the Resort Village of Kannata Valley
Municipal Reserve	property owned by the municipality for a specified public use
Owner	a person(s) or corporation listed as owner of private property in the municipality
Occupant	a person residing on property as owner or leaseholder
Private Property	property within the municipality owned by a private person(s) or corporation
Property	land, improvements or both
Public Property	property owned by the municipality or the AA
Public Highway	a road, street, lane and road allowance vested in the crown of the AA.
Ratepayer	the property owner, spouse or child eligible to vote in a municipal election
Residence	a property in the municipality occupied by persons as a primary residence
Seasonal Residence	a property in the municipality occupied by persons as secondary residence
Structure	anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavements, curbs, walks or open air surfaced areas.

BACKGROUND

4. The Resort Village of Kannata Valley is located on the north shoreline of the most southerly portion of Last Mountain Lake on the northerly portion of section 18, township 21, Range 21, West of the 2nd Meridian within the boundary of the Rural Municipality of Longlaketon No. 219. Access to the municipality is via a 1.5Km paved road from highway 322 to the easterly portion of the Resort Village. The Department of Highways is responsible for maintaining this road accessible to the community. The Resort Village of Saskatchewan Beach borders to the west of the Kannata Valley. The Village of Siltou is the closest neighbouring village being 2 kilometres west of the Kannata Valley access road. The City of Regina is 50 kilometres to the South.
5. The first plan on record is dated May 1911 identified as Beach Subdivision register as Plan AO5143 dated June 2, 1963. It consisted of 7 lots adjacent to the east boundary of Section 18-21-21-W2. Six additional plans registered between 1955 & 1978 (Plan FW5959, GC349, FV4972, FW1465, 60R2994 and 78R09490) resulted in a total of 182 private lots, and 6 parcels designated as public reserves. There are no parcels set aside for commercial or industrial purposes. The subdivision designations of Beach Subdivision, Cook's

Beach and Cowan's Beach were all administered by the R.M. of Longlaketon No.219 until Sept 1, 1966 when the Village of Kannata Valley was incorporated under Saskatchewan Regulation 205/66. The designation from Village to Resort Village occurred in 1988 with registration completed in 2007.

6. This community began as a summer resort location with cabins and cottages but is transforming into a bedroom community with goals and objectives different from those of previous years. With the construction of permanent residences and the upgrade of existing cottages, property values have increased significantly each year. Citizens are concerned that future development does not devalue properties by inappropriate development, construction or maintenance of properties within the community.

Community Expectations Regarding Municipal Administration are that the municipal administration will:

7. *Conduct municipal business in a financially responsible manner compliant with all applicable Acts,*
8. *Maintain and improve existing services and promote new services where deemed appropriate.*
9. *Promote and encourage activities that improve existing community amenities,*
10. *Manage activities to reduce the risk of property damage and personal injury,*
11. *Enforce fire safety in co-operation with neighbouring communities, and*
12. *Support activities aimed at ensuring development along Last Mountain Lake enhance and protect the environment of the valley and lake.*

PRIVATE PROPERTY

13. Some property development within the municipality occurred before the community incorporated as a legal entity (Village). In general, most of this development emerged without the benefit of community planning to ensure minimum construction and/or development standards. Consequently, a number of buildings constructed used sub-standard materials, were not compliant with National Building Codes and often encroached on other properties. Mobile homes, trailers and other pre-built units on some private properties served as temporary or permanent cabins or cottages. In some cases, inappropriate excavations and/or fill was conducted without regard for the impact such earthwork might have on the stability of the terrain and existing natural drainage has affected properties in a negative way.
14. In 1987, the municipality adopted a Zoning and Building Bylaw establishing guidelines for all post 1987 construction or renovation. In subsequent years, this bylaw was amended on several occasions in an effort to improve its scope and conformity to community goals
15. The trend of residential development in recent years has been to construct new housing or to renovate existing cottages to a standard that is compatible with permanent residences. The community objective is that this character be encouraged and managed to achieve the stated community goals. Of concern are developments that encroach on neighbouring properties; developments that are out of character with the general concept of the community; developments that interfere with existing lake sight lines of neighbours; developments that alter the natural watercourses causing damage to other properties and developments where the inappropriate storage of materials and equipment are deemed to be a nuisance.
16. The soil condition within the municipality is generally of a type that is prone to be unstable depending on sub-surface moisture. Thus, it is imperative that the municipality manage and control development that affects the natural soil moisture conditions resulting from inappropriate excavation and/or fill on private property, the diversion of natural water runoff courses, excessive landscape watering and inappropriate destruction of trees and vegetation.

Community Expectation Regarding Property Development that the municipal administration will:

17. *Promote and manage the use of land consistent with and complementary to a model of a country resort residential community with recreation and relaxation components of living by a lake,*
18. *Promote and manage property development activities that minimize damage from fire, soil erosion, hillside slumping, and shoreline erosion, and*
19. *Manage the use of mobile homes and/or trailer coaches as primary residences.*

PUBLIC PROPERTY

20. Six (6) parcels of land, designated as Municipal Reserves (MR) are set aside for public use. MR4 is the parcel primarily dedicated for picnic, beach, swimming and boat launching activities with a limited space for watercraft parking. MR1, MR2 and MR3 are parcels used primarily for lake access and watercraft parking with limited space for beach and swimming activities. MR5 is a parcel dedicated for use as a public park. MR6 is a parcel primarily dedicated as a public park with restricted limited vehicular access to private properties bordering this parcel.

Community Expectations Regarding Public Properties are that the municipal administration will:

21. *Manage Municipal Reserves that border the shore of Last Mountain Lake to assure safe resident access for activities that are appropriate for each area.*
22. *Develop and manage the Municipal Reserve designated as MR4 to be suitable for public swimming, picnic, and boat launching activities with appropriate access, signage, water buoys, toilet facility and temporary vehicle and equipment parking, and*
23. *Manage Municipal Reserves MR5 & MR6 as a public park providing for safe public access to the parcel of land zoned ER (Environmental Reserve)*

ENVIRONMENTAL SENSITIVE PROPERTY

24. One large parcel of public property zoned Environmental Reserve (ER) and dedicated as the “Kannata Highlands”, is an area with flora and fauna unique to the valley as well as sites of important archaeological, geological, historical or prehistorical significance. It is the intention of the Municipality to preserve and protect these areas from damaging developments and misuse in perpetuity. Access and use of the Environmental Reserve areas are restricted to walking, hiking and skiing activities. Development of any kind or using any type of vehicle including cars, trucks, tractors, bikes, all terrain vehicles, motorcycles, dirt bikes, snowmobiles etc on Environmental Reserve property are prohibited. There are several spaces also zoned ER that serve as access from Lakeshore Drive to the main body of the parcel zoned ER.

Community Expectations regarding Environmental Reserve Property is that the municipal administration will:

25. *Manage the Environmental Reserve known as the Kannata Highland as a nature preserve protecting in perpetuity the natural environment of flora, fauna and wildlife habitat.*

COMMUNITY SERVICES

SANITARY LANDFILL

26. In 1984, the municipality expropriated a parcel of land, zoned CS1, to develop a solid waste collection and disposal site for use by residents of the municipality. The facility serves as a landfill for non-combustible materials, as a refuse incineration site for combustible materials and as a collection site for household garbage and recyclable materials. The municipality manages and operates the facility compliant with provincial standards under permit of the Administrative Authority. This site is suitable for other municipal buildings and facilities in addition to the current use.

Community Expectations regarding the municipal property zoned CS1 are that the municipal administration will:

27. *Develop, manage and operate the municipal facilities on this site in a financially responsible manner primarily for the use and benefit of residents of the municipality.*
28. *Manage the Community Service CS1 to assure safe public access to public buildings and to areas where authorized persons may deposit waste materials*
29. *Permit the use of the Landfill and Garbage facility by persons from other communities where deemed in the best interest of the municipality.*

STREETS & ROADS

30. The original trail (road) through the community was approximately 200 feet north of and parallel to the shoreline of Last Mountain Lake with access to highway 322 at the most easterly portion of the development. In later years, the area was developed into lots, public reserves, roads, and lanes. The service road, with a 66 foot wide right-of-way, followed the natural terrain with very little cut or fill so as not to divert natural water runoff conditions. In only five locations was it necessary to install culverts to allow natural drainage from the

hills on the north side of the road to the lake. Upon incorporation of the district as a Village (1961), this access road, originally named Beach Avenue was, in 1970 renamed "Lakeshore Drive". The traveled portion of Lakeshore drive is not always along the centerline of the road allowance weaving slightly from the north boundary to the south boundary. In the early 1970's a cover of oil/gravel mix was placed over the existing grade (trail) to provide a dust free traffic surface width of approximately 25 feet along the entire length of 6560 feet. Maintenance of this road surface continues by spot repairs with periodic sand/seal resurfacing. Secondary highway weight restrictions apply. There were five access streets between Lakeshore Drive and the lane described above. In 1975 the municipality successfully petitioned the Master of Titles for an amendment of the Plan of Survey to close Perch Street. In 1972, this parcel of land was transferred to the municipality. In 1975 the parcel was subdivide into two parcels and sold to adjacent property owners. In 1992 the Department of Highways transferred a part of the Original Road Allowance lying Westerly from and adjacent to the South West Quarter of 17-21-21-W2nd (lot 1A) to the municipality. The municipality sold this parcel as an additional private lot in the municipality bringing the total number of private lots to 183. In 2007 the municipality successfully petitioned the Minister to close the remaining four side streets named Pickerel, Pike, Jackfish and Salmon as well as all lanes including that portion of a 20 Ft wide lane between private properties and the property zoned as Environmental Reserve. All of these streets and lanes are zoned as Environmental Reserves.

Community Expectations Regarding Streets and Roads are that the municipal administration will:

31. *Manage the municipally funded dust free street through the community with appropriate signage and street lighting maintaining continuous access to provincial highways and the neighbouring community of the Resort Village of Saskatchewan Beach.*

WATER UTILITY

32. The municipality installed a water distribution system in 1973. A well located on private property approximately 4000 feet east of the easterly corporate limits provides a suitable supply of water for the utility. The artesian nature of the well supplies water via a 4" diameter pipeline to a pump house and 25,000 gallon reservoir. The water is disinfected to meet the provincial water quality standards of the day and is then pumped into two 4 inch and one 3 inch diameter PVC distribution pipelines. One 4" line supplies consumptive water to municipal residences and fire hydrants, the other 4" line supplies hygienic water to truck-fill station located in the Resort Village of Saskatchewan Beach and the 3" line supplies hygienic water to residents in the neighbouring Rock Ridge Development. Agreements between the Resort Village of Kannata Valley and each of the two other corporate bodies address issues relative to the supply of water.

Community Expectations regarding the Water Utility are that the municipal administration will:

33. *Manage and operate the user funded water distribution system supplying consumptive water to participating households and fire hydrants in the municipality,*
34. *Supply hygienic water to neighbouring communities and households where deemed in the best interest for the municipality, and*
35. *Set the annual water levy (user fee) based on the water utility capital and operating costs.*

SEWAGE DISPOSAL UTILITY

36. In 1990, the municipality addressed the collection, storage and disposal of domestic liquid waste in the municipality by enacting Bylaw 45/90 to be compliant with Section 83 of the Public Health Act (1978). The Sewage Bylaw requires the collection of domestic sewage from private property in vaults or holding tanks. Contractors, that provide sewage pick-up and disposal service within the municipality, must be licensed by the Administrative Authority (*Sask Environment*). In 2003, the municipality, in partnership with the Resort Village of Saskatchewan Beach, constructed a sewage lagoon on the SW ¼ 29-21-21-W2nd with funding from the Canada-Saskatchewan Infrastructure Program. The two municipalities, as owners, issue permits to septic service providers authorizing the use of the lagoon in compliance with appropriate terms and conditions of use.

Community Expectations regarding Sewage Disposal are that the municipal administration will:

37. *Manage and operate a municipally funded Sewage Lagoon in partnership with the Resort Village of Saskatchewan Beach in a financially responsible manner primarily for the use of residents in the two municipalities and*

38. *Permit the use of the KVS B lagoon facility by other communities where deemed in the best interest of the owner municipalities.*

BUSINESS DEVELOPMENT

39. All private property within the municipality is zoned "Residential" where business and commerce is not permitted other than a "Home Business" that is located within a principal residence or a conforming accessory building. The home based business activity must not detract from the residential nature of the community and it must not involve the storage and use of hazardous products.

Community Expectations regarding Business Development are that the municipal administration will:

40. *Manage business and commercial activities limiting such activities to enterprises that are located within a principal residence or in an accessory building, that do not detract from the residential nature of the community and do not involve the storage and use of hazardous products.*

IMPLEMENTATION OF THIS PLANNING STATEMENT

41. Implementation of the community expectations expressed in this Planning Statement document shall be by the adoption of bylaws and resolutions of council.

Community Expectations regarding Implementation of this Planning Statement are that the municipal administration will:

42. *Implement a public information program that outlines the degree, nature and location of land instability and appropriate property development methodology.*
43. *Adopt bylaws to regulate property development methods and procedures in a "Slump Hazard Zone" based on the assessment and recommendations of a geotechnical investigation and report conducted by a professional engineer licensed to practice in the Province of Saskatchewan.*
44. *Adopt appropriate Zoning, Building and Property Development Bylaws that reflect the expectations of the community as expressed in this Basic Planning Statement, and*
45. *Pursue annexation, expropriation, purchase or lease of land or public investment to achieve the objectives of this Basic Planning Statement.*