

RESORT VILLAGE OF THODE
BASIC PLANNING STATEMENT
SCHEDULE I to BYLAW #1/2009

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SECTION 1 - INTRODUCTION

1.1 Authority

In accordance with Saskatchewan Watershed Authority Act, 2005 and the regulations made pursuant thereto, the Resort Village of Thode (herein after referred to as the "Resort Village") adopts this Basic Planning Statement to state the goals, objectives and policies of the Resort Village relating to future development within the Resort Village.

1.2 Scope

The objectives and policies of this Basic Planning Statement shall apply within the incorporated area of the Resort Village of Thode. Due regard shall be held to the objectives and policies relative to land outside the limits of the Resort Village and the objectives of the Saskatchewan Water Corporation in connection with the Blackstrap Reservoir Development Area. All development within the Resort Village shall conform to the objectives and policies contained in this Basic Planning Statement.

1.3 Background

The Resort Village of Thode is located within the boundaries of the Blackstrap Reservoir Development Area. The Resort Village was created by an order of the Minister of Urban Affairs on January 1, 1981. The legal description of the boundaries of the Resort Village of Thode are as follows:

- (a) All that portion of the Northwest Quarter of Section 31, in Township 32, in Range 3, lying Northwest of the Northwestern bank of the Blackstrap Reservoir.
- (b) All that portion of Section 36, in Township 32, in Range 4, lying Northwest of the Northwestern bank of the Blackstrap Reservoir and lying South of the Northwestern and North boundary of the Reservoir right-of-way as shown on Registered Plan No. 68-S-15780; and that portion of the surveyed road as shown on Registered Plan No. N391.
- (c) All that portion of the Southeast Quarter of Section 35, in Township 32, in Range 4, lying Northwest of the Northwestern bank of the Blackstrap Reservoir and lying South of the Northwestern boundary of the Blackstrap Reservoir as shown on Registered Plan No. 68-S-15780.
- (d) All that portion of the Southwest Quarter of Section 6, in Township 33, in Range 3, lying south and west of the southwesterly limit of Registered Road Plan No. 68-S-21854; northwest of the northwestern bank of Blackstrap Reservoir and southeast of the northwestern limit of Blackstrap Reservoir Right of Way, shown on Registered Plan No. 68-S-15780; that portion of surveyed road as shown on Registered Plan No. N391.

All West of the Third Meridian, in the Province of Saskatchewan.

The nearest urban centers are the Town of Dundurn, the City of Saskatoon, and the Resort Village of Shields. The location of the Resort Village is approximately 40 kilometers south of the City of Saskatoon.

The Resort Village was incorporated to achieve local control over municipal costs and control over the use and development of land within the subdivision. In 1988 the Resort Village contained 111 lots. There were approximately 51 permanent residents in the Resort Village of Thode. In 2006 there were approximately 156 permanent residents, 105 dwellings and 121 lots.

SECTION 2 - COMMUNITY GOALS

The goals of the Resort Village describe the main emphasis for future development of the community. These goals provide the framework for the objectives and policies of Council for planning and development in the Resort Village.

The planning and development goals of the Resort Village are:

- 2.1 To protect and enhance the environmental qualities of the Resort Village and its surrounding area for the primary purpose of developing a residential and recreational community for its citizens.
- 2.2 To provide for the orderly and appropriate development of the land, consistent with and complementary to the primary purpose stated above, by reason of appropriate size, superior quality and proper location of development.
- 2.3 To ensure that the development of the Resort Village enhances the overall development of the Blackstrap Reservoir Development Area by the Saskatchewan Water Corporation and any successor thereto.

SECTION 3 - OBJECTIVES AND POLICIES

3.1 Residential Development

3.1.1 Discussion:

The character of the residential development in the Resort Village of Thode has been one of relatively good quality, construction of a size comparable with the character of permanent urban residences. It is of concern that this character should be maintained and enhanced by any future construction and development in the area. Also of concern is the possibility of extensive fire damage given limited fire protection available. It is of concern that the residential area may over time become unsightly through inappropriate storage of materials and equipment including vehicles and lack of upkeep in the residential areas. It is also of concern that the interior of the residences meet specific building code requirements to ensure enhancement of value.

It is recognized that there is potential for future cottage development in the area of the Resort Village. Council of the Resort Village recognizes that some additional development in the area of the Blackstrap Reservoir Development Area may improve the viability of the Resort Village as a municipal government. *However, the Village is not in favor of added cottage subdivision development within the Resort Village except as may be approved by a majority of the electorate who cast their vote on a plebiscite at the issue.*

3.1.2 Objectives:

- a. To maintain and improve the quality and character of residential development within the Resort Village.
- b. To decrease the risk of fire in residential development through effective use of zoning and building bylaws.
- c. To avoid the intrusion of commercial development within the Resort Village.
- d. To avoid the intrusion of camping and overnight facilities on Resort Village land.
- e. To provide for the possibility of some future residential development within the area of the Resort Village as may be approved by the electorate of the Resort Village.
- f. To provide an effective buffer between the resort Village and areas outside the incorporated area that may undergo development.
- g. To work with the Saskatchewan Water Corporation and other provincial and municipal authorities to prevent the deterioration of the quality of the environment of Blackstrap Lake.

3.1.3 Policies

- a. The bylaws of Council shall encourage the use of new construction for dwellings of a size larger than or comparable to existing development.
- b. The bylaws of Council will provide for adequate separation between dwellings, clear of fire hazards.
- c. Council will investigate ways of improving fire protection.
- d. Council will by bylaw regulate the distances of buildings or structures from the property line, the minimum space to be allowed between buildings and the lines of the lots on which they are constructed and the bulk of the buildings.
- e. The bylaws of Council will limit camping uses to private lots and as an accessory to a dwelling.
- f. Council will not support the development of any public campground areas within the Village.
- g. Council may consider limited future residential subdivision development on Resort Village land within the area designated Urban Reserve on Map 2 where it would be adjacent to the existing development and where the development is approved in a municipal question.

3.2 Recreational, Park and Open Space Development

3.2.1 Discussion:

A large percentage of land within the boundaries of the Resort Village of Thode consists of undeveloped land which is marked as Public Reserve, some of which has direct access to the lake. The topography of this land is highly varied. The Resort Village intends, to the limits of its authority, to provide a natural buffer area to the surrounding farmland, and to see that it is available for limited recreational uses for Resort Village residents.

The Public Reserves within the Resort Village consist of grassland with trees and bush and beach front areas. Council wishes to maintain this area in a natural state with limited provision for recreational use.

3.2.2 Objectives:

- a. To maintain and protect the natural environment of the Resort Village for its visual and recreational value to the community.
- b. To protect access by the residents of the Resort Village to the lakeshore, minimizing physical and visual obstructions of the shoreland Public Reserve.
- c. To provide for Public Reserve suitable for public recreational use.

3.2.3 Policies

- a. The area designated as Public Reserve on Map 2 shall be preserved as much as possible in its natural state with the exception of the development of limited recreational facilities.
- b. All areas designated Public Reserve on Map 2 are for non-motorized use.
- c. Recreational and community facilities shall only be developed after opportunity for public comment has been given and a vote has been taken by the electorate of the Resort Village.
- d. Boat launching shall be restricted to designated areas.

3.3 Commercial Development

3.3.1 Discussion:

The primary function of the Resort Village is to provide a residential community in a resort setting. The Resort Village is not a service center for the surrounding area and has no plans to develop into a service center. Commercial services are available in other municipalities near the Resort Village.

3.3.2 Objectives:

To maintain the purely residential/recreational nature of the Resort Village.

3.3.3 Policies:

- a. Commercial development shall not be permitted in the Resort Village except in the form of a limited accessory home occupation at the discretion of Council. Council's discretion shall be exercised based on the following guidelines:
 - i. The home occupation should not cause any apparent variation from the residential appearance of the dwelling.
 - ii. Exterior storage of materials, vehicles or equipment in shall not be necessary in the operation of the home occupation.

3.4 Services

3.4.1 Discussion:

The level of services required in the Resort Village is relatively minimal. Sewage disposal is the individual responsibility of the property owners. The site for dumping of holding tanks is outside the boundaries of the Resort Village. No refuse may be dumped within the Resort Village. The **drinkable** water supply is provided by the Resort Village of Thode on a **cost for consumption** basis. These services are considered adequate for this Resort Village.

3.4.1 Objectives:

- a. To maintain service at existing levels.
- b. To ensure that refuse is dumped outside of the Resort Village and **investigate the possibility of a force main sewage system.**
- c. To develop a storm water management system within the Resort Village.

3.4.3 Policies:

- a. No expansion of communal provision of sewage disposal is proposed.
- b. All disposal of refuse and sewage shall take place outside of the boundaries of the Resort Village of Thode.
- c. To develop a storm water management system within the Resort village.

3.5 Boat Lot Development

3.5.1 Discussion

There are presently two areas within the Resort Village which are designated as boat lot development areas. One of these areas is already subdivided into boat lots, one area is not.

These lots can be acquired by persons who do not own a residential lot or have a residence within the Resort Village. Council is concerned that the structures thereon will be used as residences rather than as storage for boats and will be treated as "camping" facilities. Council is concerned about the possibility of extensive fire damage given the proximity of one boat house to another and the limited fire protection available.

Furthermore, Council recognizes the potential for further boat lot development in the undeveloped area designated for boat lot development but is not in favor of such boat lot development without such development being approved by the rate payers.

3.5.2 Objectives:

- a. To maintain the recreational and storage character of the boat lots and to prohibit the residential use of the structures situated on the boat lots.
- b. To control the placement, size and construction on boat lots.
- c. To avoid the intrusion of camping or overnight facilities on such boat lots.
- d. To provide for the possibility of future boat lot development within the Resort Village as may be approved by the electorate of the Resort Village.

3.5.3 Policies:

- a. The bylaws shall provide for placement, size and manner of construction of and uses of structures on boat lots.
- b. The bylaws shall provide for future boat lot development when it has been approved by a majority vote of those in attendance at *an annual meeting*.

SECTION 4 - IMPLEMENTATION

4.1 Zoning

- a. The principal means of implementing the Basic Planning Statement shall be in the Zoning Bylaw to be adopted in conjunction herewith.
- b. No development which is inconsistent with this Basic Planning Statement shall be permitted.
- c. The purpose of the Zoning Bylaw shall be to implement the objectives and policies of the Basic Planning Statement to provide for the amenity of the area, and the health, safety and general welfare of the inhabitants of the Village, through proper land use control.
- d. Amendments to the Zoning Bylaw shall only be considered where consistent with the Basic Planning Statement.
- e. The Zoning Bylaw shall contain a Residential district, an Urban Reserve district, a public Reserve district and a Boat House district. The purpose of these districts shall be:
 - i. Residential - to provide for single unit dwellings and associated accessory use.
 - ii. Public Reserve - to provide for natural parks and some recreational facilities for rate payers use only.
 - iii. Boat Lots Development - to provide for boat storage facilities.
 - iv. Urban Reserve - to provide for future cottage and residential development.

4.2 Other Implementation Tools:

- a. The bylaws and resolutions of Council shall be consistent with this Basic Planning Statement.
- b. Council shall cooperate with the provincial authorities to enforce fire safety, health and environmental protection regulations within the limits of the Resort Village.
- c. Council will pursue suitable municipal control over areas presently designated as public reserves and reservoirs.
- d. Council will maintain discussions with neighboring municipalities aimed at ensuring the development on Blackstrap Lake enhances and protects the environment of the lake for all its users.

Adopted as Schedule I to Bylaw #1/2009