

# A LEISURE CENTRE

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by

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# **introduction**

"With a minimum of thirty-three and a half billion hours of leisure in Canada each year, and automation just around the corner, the importance of leisure as a dynamic energizing force, as powerful as steam, electricity, and atomic energy, is now being realized."

- The Volunteer in Recreation, Department of National Health and Welfare.

"Leisure is not hours free of work, or even week-ends or months of vacation or years in retirement. Leisure is a state of being free of every day necessity, and the activities of leisure are those one would engage in for their own sake. As fact or ideal, it is rarely approached in the industrial world."

- Of Time, Work and Leisure, Sebastian de Grazia, p.327.

"Leisure is time at the disposal of the complete man; the man exhausted by fourteen hours of labour, or eight hours under a speed-up system and harassed by insecurity possesses no leisure but only time for recreation that will enable him to return again to toil."

-Mass Leisure, Eric Larrabee and Rolf Meyersohn, p.6

"For Aristotle there were three kindred ideas expressing the end of human life: theoretical wisdom, happiness, and leisure. Leisure was more than the condition for the attainment of the other two; it represented the satisfaction of the truly disinterested interest, the achievement of understanding, which is man's highest goal."

-Mass Leisure, Eric Larrabee and Rolf Meyersohn, p.5.



"What do people feel about leisure? We believe that the sensations of leisure are in their essence these three: play, the renouncement of work, solitude."

-Mass Leisure, E. Larrabee and R. Meyersohn, p.68.

-For my purposes, leisure shall be defined as that time and condition where one is 'virtually' free from any feeling of obligation. Leisure activities are a means of 'self-expression, self-discovery and self-realization', they contribute most to the development of personality. Leisure activities occur during time free from the job; those that are chosen voluntarily are generally termed recreation.

The term 'recreation' comes from the Latin 'recreatio'  
- restoration to health, to create anew, restore or refresh;  
refreshment of the strength and spirits after toil.

Recreation is a renewal or preparation for continuing  
routine and necessary work. The term leisure gives emphasis  
to the time element, recreation becomes activity pursued  
within this time.

## LEISURE PHENOMENA

A new leisure society is recognized with certain misgivings. As man has more free time from every day work - because of more and longer paid vacations, the reduction of the work week, and increasing incomes and longevity - he has more and more free time to apply somewhere else.

"The 'Age of Leisure' could find man psychologically unprepared and perhaps victim of a collective nervous breakdown created by too much free time."

Yet . . .

"While the population has been given a unique opportunity to spend less time at work, many employees have not actually availed themselves to it. For many, enjoying leisure time appears secondary to increasing the family's budget through additional hours of wage earning. In many cases, this additional income is allocated to items used in recreation - a boat or vacation home. So while many people may find they actually have less time to enjoy the material amenities their additional work provides, more also are able to purchase these amenities."

Vacation Homes: An Analysis of the Market for Seasonal-Recreation housing, Richard L. Ragatz, p.23, p.35.

The household head may have leisure performed for him, usually by his family, so he can devote more time to the job. At present only the top of the social scale have conspicuous amounts of leisure time; the middle-class man labours so that his wife may provide the vicarious leisure for him society expects. The family is set up in a vacation 'cottage' for the summer, while the master comes out on week-ends and/or on his three week vacation.

Leisure has a social value attachment, it is recognized as good and desirable, yet may be pursued in a manner contrasting the concept of 'Age of Leisure'. Man may labour longer and harder to acquire acceptable amounts of leisure for his family, and to acquire those amenities desired for leisure. Yet, with social forces continually increasing

amount of leisure, society must be made aware of its total benefit to man's being, a total awareness of leisure environment.

PROPOSAL

To provide a facility involving leisure as a means to fulfilling a community need, and providing a public attraction for the Fort Qu'Appelle-Fishing Lakes resort area in the Qu'Appelle Valley in Southern Saskatchewan.

INTENT

Provide a place for people meeting at leisure, developing appreciations, interests and skills to be used in leisure.

Provide a stimulus for participation, realizing the values of a recreation experience and the values of a region; its history and landscape.

Provide a vehicle for a complete leisure involvement, benefiting and developing mind and body.

**background**

## REGIONAL HISTORY

The Qu'Appelle Valley extends some 250 miles from the Qu'Appelle Dam on Lake Diefenbaker to the Assiniboine River in Manitoba. It is incised 100 to 300 feet into the surrounding plain, averaging one to two miles in width.

The Qu'Appelle River is a small meandering stream, all that remains of the great waterway which created the valley. The river flows through seven major lakes; Buffalo Pound Lake, the Fishing Lakes (Pasqua, Echo, Mission, Katepwa), Crooked Lake, and Round Lake. The largest lake, Last Mountain, is located in a major valley extension between Buffalo Pound and the Fishing Lakes.

Qu'Appelle took its name from an echo that came from the hills that bordered the banks of the lower lake of the valley chain - Katepwa. The Indian tradition was that the north bank of the lake was inhabited by a disembodied evil spirit that in the evening wandered up and down the valley giving utterance to unearthly cries. Thus in Cree, the Qu'Appelle bore the picturesque name 'Ca-ta-buy-se-pu' or 'Calling River' from which the French translation is derived.

The Qu'Appelle was long a place of religious and spiritual significance to the Indian as well as a bountiful source of game and furs. This was recognized by the traders of the North-West Company which carried on an aggressive fur trade with the Indian. The original post of the North-Westerners was established in the valley in 1783. Evidence of fur trade activity at Fort Qu'Appelle dates from 1804. The North-West and Hudson Bay Companies amalgamated in 1821, and Fort Qu'Appelle was established as a trading post of the Hudson Bay Company in 1864.

Ironically, this area that had contributed so much to Indian way of life was also the scene of a ceremony which fostered its destruction. In 1874 the most significant of ten Canadian Indian treaties was signed at Fort Qu'Appelle. The Cree and Salteaux relinquished their legal rights to 75,000 square miles of Southern Saskatchewan in return for a small annuity, hunting privileges and habitations. These Indian Reserves are a major feature of the valley administration and have played an important part in the pattern of

valley development.

Major political and commercial activity was shifted from Qu'Appelle to Regina with the building of the mainline C.P.R. and its becoming territorial capital in 1885. However, growth of Regina eventually encouraged further development in the Qu'Appelle. The Upper Qu'Appelle Region or Fishing Lakes, the 30 mile chain centered on Fort Qu'Appelle and 40 - 50 miles north-east of Regina, became an important recreation area for city residents. Proximity and natural attributes were prime motivational factors in the development of public recreation resources and private 'cottage' areas.

Katepwa Provincial Park was established in 1931 on Katepwa Lake, 55 miles from Regina. Its popularity led to threatened overuse and deterioration. In 1960 Echo Valley Provincial Park was established to alleviate the pressure. It is located between Echo and Pasqua Lakes on a large neck of land that was supplemented by earth fill. These parks offer public beaches and boating areas, with extensive camping-picnicing facilities.

In 1971 the population of the Zone of Dominance (the limit in area which attracts recreation users, beyond which they are attracted elsewhere) for the recreation resources of the entire Qu'Appelle was 290,000. Of this total, 70% resides within 50 miles of the Fishing Lakes. The urban component, the main factor in terms of volume, variety and innovation, is 68% of zone population. Regina accounts for 50% of the total.



## PHYSIOGRAPHIC CONDITIONS

Source: Report of the  
Qu'Appelle Basin Study  
Board; Canada,  
Saskatchewan, Manitoba  
pp. 5-9

### Soils

The valley bottom is encompassed by the Qu'Appelle River floodplain. It is flat to gently undulating, its surface comprised of medium textured alluvial deposits on undifferentiated glacial till. Areas along the valley sides which feature a combination of steep slope, ground water discharge points, glacial drift and bedrock contact zones, are susceptible to slumping; particularly if the surface is disturbed or the vegetation removed.

Numerous tributary valleys enter the Qu'Appelle at intervals, former glacial spillways now occupied by small intermittent tributary streams. In some cases, alluvial fans formed from sediments deposited by tributary streams, occur as sandy points extending into the lake; in others the fans coalesce to block the valley and form lakes. The area of Fort Qu'Appelle townsite is of the latter type. These fans provide flat, well vegetated areas of sandy clay having the best potential for recreation sites.

### Vegetation

Valley vegetation is marked by two extremes. South facing slopes appear virtually barren and treeless while north facing slopes are lush and heavily treed. Vegetation on south facing slopes consist mostly of short grasses, with snowberry and infrequent saskatoon and chokecherry clumps in the traversing gullies. Clumps of stunted poplar with associated forbs such as thorned rose bushes occur where better moisture conditions exist.

North facing slopes and tributary valleys support stands of aspen, white birch, American elm and Manitoba maple. Thick growths of chokecherry, snowberry, saskatoon and rose are found due to favourable moisture conditions.

On the flood plain growths of Manitoba maple, elm, ash, aspen, poplar, balsam-poplar, and white birch are common. Shoreline vegetation is primarily willows, elder and red osier dogwood intermixed with grass, snowberry, and rose cover.

In areas of saline flats, salt resistant species such as alkali grass, salt grass, wild barley, muhley, and varieties of wheat grass are abundant. In marshy areas clumps of willow interspersed with bulrushes and cat-tails occur.

#### Flood-plain

The valley floor is the flood plain of the Qu'Appelle River, and is susceptible to flooding in times of heavy precipitation. However, in the Fishing Lakes area, the lakes themselves act as storage reservoirs of heavy run-off, limiting flooding to the lowest lying areas along the lakeshores. Flood and water control structures have been built on the lakes to control water level.

#### Landscape Qualities

Valley terrain is best appreciated upon entering from the flat prairie floor at the top of the slope, where contrast with the surrounding plain is most evident. Generally the more heavily vegetated north facing slopes have higher landscape attractiveness than the south facing slope. However, lakeshore vegetation is similar all around. Valley slopes are best left undisturbed because of the delicate ecology.

From the valley floor the principle views are towards the south and west. Western views of sunsets on the lakes should be exploited.

View along lake shore one  
mile east of Fort Qu'Appelle.



View across valley to  
south - facing slope.





Trail to private cottage,  
north facing slope.



Natural area - north  
facing slope.

Marsh area on alluvial  
fan, valley floor.



Natural area - new growth,  
north facing slope.



CLIMATE  
Macro-climate

The Qu'Appelle Basin is situated in a mid-latitude steppe climatic zone characterized by hot summers, cold winters, moderate precipitation and variable weather patterns.

Temperature - Indian Head, Sask. (20 miles southeast)

	Mean Daily Temp.	Mean Daily Max. Temp.	Mean Daily Min. Temp.	Maximum Temp.	Minimum Temp.
Jan.	1.4	10.9	-8.1	48	-55
Feb.	5.5	15.5	-4.6	57	-50
Mar.	17.4	27.4	7.3	76	-48
Apr.	37.5	49.1	25.9	106	-23
May	51.4	64.9	37.9	98	5
June	59.3	71.3	47.3	108	24
July	66.2	79.6	52.7	109	37
Aug.	63.5	77.0	50.0	108	25
Sept.	52.9	65.6	40.2	97	8
Oct.	41.2	52.9	29.5	95	-22
Nov.	21.9	30.5	13.2	73	-38
Dec.	9.4	18.1	0.6	58	-48
Year	35.6	46.9	24.2	109	-55

Precipitation - Indian Head, Sask.

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Year
Rainfall	0.00	0.01	0.12	0.47	1.46	3.26	1.95	2.15	1.28	0.54	0.08	0.04	11.36
Snowfall	8.2	6.9	8.1	3.6	1.1	0.0	0.0	0.0	1.0	2.9	8.8	7.4	48.0
Total Precip.	0.82	0.70	0.93	0.83	1.57	3.26	1.95	2.15	1.38	0.83	0.96	0.78	16.16

Wind - Qu'Appelle, Sask. (20 miles south)

Percentage frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
North	4	4	5	8	10	8	7	7	6	6	5	4
Northeast	4	6	7	11	12	11	7	6	7	5	6	4
East	5	6	7	9	9	8	7	7	6	5	6	5
Southeast	7	8	14	16	17	15	17	16	12	10	8	7
South	11	9	10	13	12	10	11	11	12	16	10	13
Southwest	22	20	16	12	12	15	15	17	19	19	22	21
West	17	14	12	9	9	11	15	17	14	14	17	19
Northwest	29	30	27	21	18	21	20	18	23	24	25	25

Average Wind Speed in m.p.h.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
9.1	8.8	9.7	9.9	9.8	8.7	7.9	8.0	8.7	8.9	9.5	9.4

Sun

Sun Angles on the 21st of each month

Mean monthly hours of bright sunshine

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sun Angles	20	30	40	53	60	64	60	53	40	30	20	16
Sunshine (hrs.)	100	125	150	200	250	250	325	275	200	150	100	75

Average yearly sunshine is liberal at a mean total of 2,263 hours.

Micro-climate

Local modifications to temperature, precipitation, wind speed and direction are evident in the Qu'Appelle Valley. Aspects of slope influence evapotranspiration rates, types of vegetation, drainage and soils. Thicker vegetation in the sheltered valley modifies windspeed and direction to some extent, although the valleys themselves tend to 'channel' the movement of air. Differential heating and cooling of the valley sides and floor produces upslope and downslope winds.

## LOCATION CHARACTERISTICS

The town of Fort Qu'Appelle, with a population of 1700, is the only major 'permanent' settlement in the Fishing Lakes area. It is situated on the valley bottom at mid-distance between the chain of lakes; hub of the areas business activity.

Cottage developments spread in narrow strips along the lake-shores away from Fort Qu'Appelle. They are a mix of private and public land parcels - the former usually small holdings, with few cottages, the latter often incorporated villages with a public beach where land becomes available. Administration is piece meal and utility servicing minimal. At present there are 1700 cottage units on the Fishing Lakes; present growth figures indicate a demand for 70 additional units annually.



## RECREATION CHARACTERISTICS

Source: Report of the Qu'Appelle Basin Study Board. Saskatchewan - Manitoba - Canada

Recreation in Qu'Appelle-Fishing Lakes is focused on water-oriented sports; swimming, boating, water skiing, fishing. Picnicing and camping facilities also attract large numbers. Winter recreation is less intense, but growing rapidly. Skiing is predominant with a new development immediately south of Fort Qu'Appelle. The town's Winter Festival is also a major public attraction.

There are two basic user categories of the areas' recreation resources.

- the summer resident or 'cottager', generally with private access to lakeshore.
- the day, week-end, or holiday user who frequents the public or commercial facilities.

	Cottagers	Public				Total
		Institutional campers	Commercial Users	Campers	Day Users	
1970	627	34	259	93	101	1,113
1985	1,156	51	280	159	140	1,786
2000	1,270	84	448	297	198	2,297

Source: Report of the Qu'Appelle Basin Study Board, p.31

The figures indicate more than 50% of user days in the Cottager category, but this is due to extended stays at cottage areas over the summer months. At times of peak demand, on week-ends or on holidays, public users would be in greater number.

	Cottagers	Public				Total
		Commercial Users	Institutional Users	Campers	Day Users	
1970	8,300	7,850	5,100	8,100	22,000	51,350
1985	15,300	8,450	7,800	13,850	30,400	75,800
2000	16,850	13,500	12,800	25,850	43,150	112,150

Source: Qu'Appelle Basin Study Office,  
Future Requirements for Land and Water.  
Table 29.

Of the 2,790 acres of land developed for recreation at the Fishing Lakes, 50% is occupied by cottages, over 30% by institutional camps, 20% by public parks, and less than 10% by commercial users. However, with ribbon development of shoreline by cottagers, cottage areas occupy 80% of developed lakeshore, while public parks occupy less than 10%. 30 miles of a total of 59 miles of shoreline is presently developed. The area of cottage land developed per mile of occupied lakeshore is 81 acres, compared with 384 acres of public parkland per mile of occupied lakeshore.

The principal public recreation areas are Echo Valley and Katepwa Provincial Parks, 5 miles east and 9 miles west respectively of Fort Qu'Appelle, as well as Valley Centre Park and golf course adjacent to the town.

Additional Space Requirements for Summer Recreation,  
Land and Water Surface at Fishing Lakes.

	Beach (ft. of shoreline)	Picnic Grounds (acres)	Hiking Trails (miles)	Cottage areas (acres)
1970	700	5	25	+ 380
1985	3,800	65	55	20
2000	6,800	110	70	1,470

	Nature Study (acres)	Play Grounds (acres)	Campground (acres)	Water sports (acres)
1970	3,500	7	35	+ 2,300
1985	9,300	21	110	10,000
2000	14,700	31	300	18,000

+ indicates area surplus to estimated requirements.  
Report of the Qu'Appelle Basin Study Report, p.32.

A clash between primary user categories will intensify as the supply of recreation land and water acreage diminishes. Cottage developments occupy the majority of lakeshore while the supply of public beach is presently inadequate for peak demand. Future cottage and public recreation development must be coordinated to serve all interests.

## REGIONAL DEVELOPMENT

The Qu'Appelle Basin Study Board is attempting a confrontation and integration of existing and potential resource users. This Federal-Provincial Body has presented a Framework Plan for long-term management of water and land resources. To give effect to the plan a total of 64 recommendations have been made with respect to water quality, water supply, land and water surface use and adjustments to the flood hazard. Water and land resources of the valley are of greatest importance to the Study Board's social and environmental objectives, those involving a leisure concept; use of the valley for leisure time activities, the enhancement of cultural values, and protection of the valley environment.

Public participation in determining planning objectives of the Study Board was met in two ways. Public hearings were held at certain locations in the Qu'Appelle Basin to allow individuals and organizations to express their views on water and related land management. Also, a Public Advisory Group was established to advise the Study Board. Its members were appointed by public interest groups representing urban and municipal governments, development associations, Indian bands, cottage owners, wildlife conservationists, farmers, students, business, and anti-pollution organizations.

**socio · economic  
characteristics of  
community · region**

FORT QU'APPELLE RESIDENTS

Population Composition

Age Groups	Per Cent of Population		
	Fort Qu'Appelle	Saskatchewan	Canada
0- 4 yrs.	9.8%	12.5%	12.4%
5- 9 yrs.	11.3%	11.5%	11.1%
10-14 yrs.	9.2%	10.2%	10.2%
15-19 yrs.	9.0%	7.9%	7.9%
20-24 yrs.	6.6%	6.2%	6.5%
25-34 yrs.	10.2%	12.3%	13.6%
35-44 yrs.	10.6%	12.5%	13.1%
45-54 yrs.	12.0%	10.5%	10.3%
55-64 yrs.	9.0%	7.4%	7.1%
65+ yrs.	12.4%	9.3%	7.7%

Source: Fort Qu'Appelle, Sask. Urban Renewal Study and Development Plan, Underwood McLellan and Assoc. Ltd., p.17.

The figures indicate a relatively large proportion of elderly people (21%) over 55 years., and a relatively small proportion of working age people (39%) in the 20-54 age bracket. A heavy in migration of elderly persons has occurred; retired farmers from the surrounding area, and retirees who would appreciate the areas' landscape. There is an out migration of young working people who obviously do not find employment potential, or the amenities of an urban situation.

No ethnic group predominates in the town population, but there is a fairly large Indian population. The town is a service and administrative centre for the several surrounding reserves.

## Occupation Division

Occupation	Percentage of wage earners	
	Fort Qu'Appelle	Average for small Sask. communities
Managerial	13.2	13.9
Professional and Technical	10.5	13.0
Sales	10.0	8.1
Clerical	6.4	8.9
Service and Recreational	28.3	16.8
Transport, Communications	4.3	7.2
Farmers, Farm Workers	6.2	7.5
Craftsmen, Production	14.7	19.1
Labourers	5.8	4.0
Others	0.6	2.0

Source: Fort Qu'Appelle Urban Renewal Study and Development Plan; Underwood, McLellan and Assoc. Ltd., p.14.

Occupation divisions differ markedly from the Saskatchewan average. The high percentage of workers in the service - recreational and sales division of the labour force indicates the importance of recreation and institutional-governmental occupations. Institutional employers are an Indian Hospital and the Summer School of the Arts which employ 1/3 of the labour force. Governmental employers are a Federal Indian Affairs branch and a Provincial Department of Natural Resources station.

The business community employs a large part of the remaining work force. It serves both town and rural residents within the trade area, and summer cottage residents and tourists. The former group is permanent and reliable, the latter group is temporary and unreliable, making the business sector subject to a major seasonal fluctuation.

Dominion Bureau of Statistics figures for 1961 indicate average annual income for wage earners in Fort Qu'Appelle at \$2,217 compared to an average \$2,740 for selected small Sask. communities. However, wage earners as a percentage of total population was higher at 28.5% compared to an average 25.7%. The labour force was estimated at 600 in 1971.

The town has a large lower middle class service - blue collar work force. This group, uncharacteristic of rural towns, includes over 30% of the labour force. It is stable and secure, not subject to the economic highs and lows of the business-commercial sector. It would tend to be detached and complacent about development of recreation business and potential.

## COTTAGE RESIDENTS

Source: Vacation Homes:  
An Analysis of the Market  
for Seasonal-Recreational  
Housing, Richard L. Ragatz,  
pp.59-102

Motivations for purchasing a vacation home are many, centering on a desire for recreational activity during leisure time, and a freer, less restricted life style. The concept of vacation or holiday implies freedom - a getting away, lack of obligation, abandoning daily chore and duty. A look at characteristics of 'cottage' or vacation home purchasers will help in determining their wants or expectations.

### Age of Household Head

Most families tend to buy a vacation home when the household head is in his late thirties or forties; the highest absolute number of vacation homes are owned by people who are between 40 and 60 years of age; and younger families tend to have the greatest absolute potential for vacation home ownership.

Persons in their late thirties or forties are in the unique situation where they are still active, have teenage children who also enjoy outdoor activity, and are in the stage of their careers when they have accumulated sufficient wealth but are not yet too concerned with retirement and a decrease in financial resources.

Older families may buy vacation homes but are a different market. They are seldom after active recreation, but a quiet, pleasant environment for retiring.

### Family Income

The income amounts specified are adjusted to amounts relative to the Canadian standard, since the proportion of vacation home owners is comparable.

A direct correlation exists between income and probability of owning a vacation home; most new vacation home buyers seem to have annual family incomes of \$10,000 or more; the greatest absolute number of vacation home owners have annual incomes of less than \$12,000.

Families interested in do-it-yourself construction tend to have larger incomes than the average vacation



home family; families buying in a complete vacation home community tend to have the highest incomes; income probably shows a greater diversity than any other characteristic used to describe vacation home buyers.

#### Family Size

Households owning vacation homes tend to be slightly larger than average households (4.0 members to 3.7 members). Potential buyers tend to have even larger families. However, figures available for cottage owners on the Fishing Lakes indicate the average 'cottage' household is 5 members, suggesting either larger families or significant numbers of two or more family cottages.

When relationships are established between data concerning family size and income, it is found the higher income families (greater than \$10,000) are more likely to own a vacation home, and allocate a greater rate of expenditure to it. But the greater magnitude of families in lower income groups (less than \$10,000) makes this group more important in the vacation home market.

#### Education and Occupation

Vacation home owners tend, on the average, to be better educated than the average household head. They have a 50% greater incidence of college degrees than the average, while twice as many average household heads as vacation home owners were high school dropouts.

Household heads of vacation homes have a considerably higher rate of professionals, managers, and officials as average households, but lower rates of salesmen and blue collar workers.

#### Length of Stay During Vacation Home Occupancy

Most families occupy their vacation homes for a considerable length of time; between 2 and 3 months during June, July and August. On a busy July week-end as many as 75 to 80% of vacation homes will be occupied. Only 10% of cottages are winterized for year-round use at the Fishing Lakes.

#### Place of Permanent Residence

At present, estimates are that 70% of vacation home owners in the Fishing Lakes area are residents of Regina, and this percentage will increase to 80% within 15 years. Of the remaining 30%, 25% are residents of the surrounding communities and rural area, and 5% reside beyond the Zone of Dominance.

Source: Report of the Qu'Appelle Basin Study Board, p.22.

The 'Ragatz' study and applicable data on Qu'Appelle recreation indicate that the average vacation 'cottager' on the Fishing Lakes is a Regina resident of middle to upper middle income, with higher education than average, in the 40-60 age bracket, with 1 to 3 teenage children. Yet the range and variety of cottagers is nearly as wide as that of society itself.

BUSINESS COMMUNITY

The trade area of Fort Qu'Appelle extends over an area of 1,000 sq. miles surrounding the town, and has a relatively permanent population of 9,000. Indians on reserves within the area account for 1200, neighbouring villages and towns account for 2,700 and Fort Qu'Appelle, the dominant centre, contains 1700.

In 1968, there were a total of 63 businesses in the town. Of these, 43.3% intended to expand with a total increase of 29% in business floor area. Also, 6.7% indicated a desire to relocate.

Fort Qu'Appelle Urban Renewal Study and Development Plan, Underwood McLellan and Assoc. Ltd., p.44.

Inventory of Business Establishments.

Type	Number	Floor area	Percentage total no.	Percentage total area
Grocery stores	11	17,000 sq. ft.	17.2%	11.2%
restaurants				
General merchandise	4	15,000 sq. ft.	6.3%	9.9%
Clothing, jewellery				
Furniture, appliances	3	6,000 sq. ft.	4.7%	4.0%
Building materials	7	12,000 sq. ft.	11.1%	8.1%
hardware, plumbing				
Hotels, motels	4	35,000 sq. ft. (a)	6.3%	23.1%
Automotive	2	6,000 sq. ft.	3.1%	4.0%
farm machinery				
Other groups (b)	33	60,500 sq. ft.	51.5%	39.9%
Total	63	151,500 sq. ft.		

(a) Includes a new hotel estimated at 15,000 sq. ft. built since the 1968 survey.

(b) Other groups include 2 barber shops, 4 beauty salons, a drug store, a billiard parlour, dry cleaner, florist, laundry, photographer, printers, upholsterer, car wash, drive-in theatre.

Source: Fort Qu'Appelle Urban Renewal Study and Development Plan, Underwood McLellan and Assoc. Ltd., p.45.

The central business core of Fort Qu'Appelle is located along 4 blocks of Broadway St., the town's main commercial street. This core is healthy and stable with relatively few vacant buildings. Retail trade totals nearly \$4 million/year or \$2,300 per capital relatively high for a small service centre.

#### Business Attitudes

"We get the tourist trade anyway, so make prices as high as we can!"

This attitude is encouraged by the seasonal nature of the tourist-recreation trade (high in summer, small in winter), but would repel business from both recreation users and residents. The business community is aware of the importance of the tourist trade, but must change its position; cater to the increasing 'recreation' oriented population to which its future is tied.

Little effort is made to attract potential buyers through unique or leisure oriented facilities, with the exception of a local pottery centre and an Indian handicraft shop. The town functions as an essential service centre for recreation users - grocery, gas, auto repair - and makes a minimal effort to provide a recreation base of attraction. The situation is related to the town's physical development.

#### Community Structure

Physically, visually Fort Qu'Appelle is a typical prairie town; the same spread grid layout along the railroad, a wide main business street, the obligatory grain elevators.

The town ignores its site; disregards the landscape and recreation resources with a super imposed grid. There is no connection to either of the bordering lakeshores; no community activity can occur at areas of high recreation potential. The town is insular, detached, and uninvolved with a recreation potential that has great importance for future community life, economically and socially.

**proposal**

## DESIGN APPROACH

A 'Leisure Centre' - man and recreation examined on 3 levels  
- regional, local, site.

### Regional

The urban public, 'cottager' - urban oriented, more sophisticated, selective - is attracted by recreation oriented environment, by pleasant, natural surroundings, by an atmosphere carefree, casual, intensely active or secluded. Recreation attraction can be provided by a wide range of facilities in one area. Attraction may be because of specific amenities, but stimulation for use of other facilities and participation with other users can occur.

Problem: to provide for the urbanite in a rural atmosphere; to cause realization of the value of leisure for recreation experience and for relating to the environment on new levels of awareness, conducive to learning - an image.

### Local

The town resident - lacking a community place, choice in leisure activity - is frustrated by the absence of recreation - entertainment facilities. Community complacency in relating to unique recreation resources is encouraged by physical and political detachment from these resources.

Problem: to provide a place for community interaction which incorporates recreation resources and intensifies awareness of them and what they mean to community livelihood, make the community aware of what it is - an identity.

### Site

Site residents, both permanent and cottagers, attracted by housing in a 'recreation environment'. Cater to a middle-class urban market, solving problems of existing development.

Problem: to provide a housing area with an identity separate to that of 'leisure' centre, strongly related to it, but not over-involved. 'Cottagers' to be able to acquire desired vacation atmosphere without relying on centre facilities. Solve problems of exist-

ing cottage areas by providing a support for development.

DESIGN CONSTRAINTS

Users

- Regional

51,000 Public (tourists)  
8,300 Cottagers

Largest market  
Least reliable

- Local

1,700 Fort Qu'Appelle  
residents

Smallest market  
Most reliable

Use Patterns

Summer

Winter

Fall

Regional - heavy  
business generator  
-General Public

Heavy use  
Fluctuation -  
crowded on  
week-ends and  
holidays, less  
demand during  
week.

Moderate use  
Base for winter  
sports, ski  
week-ends, sell  
as a meeting  
centre.

Light use  
Sell as a  
meeting  
place.

-Cottager

Moderate -  
heavy use,  
constant dur-  
ing summer.

Light use,  
10% of cott-  
ages  
winterized.

Moderate  
use.  
Cottagers  
opening and  
closing  
units,  
repairs,  
etc.

Local - moderate to  
heavy business  
generator

Year-round use as 'community' centre.

Site - light business  
generator

-Permanent resident  
-Cottage resident

Constant year-round use  
Heavy use                      Moderate use

Moderate  
use



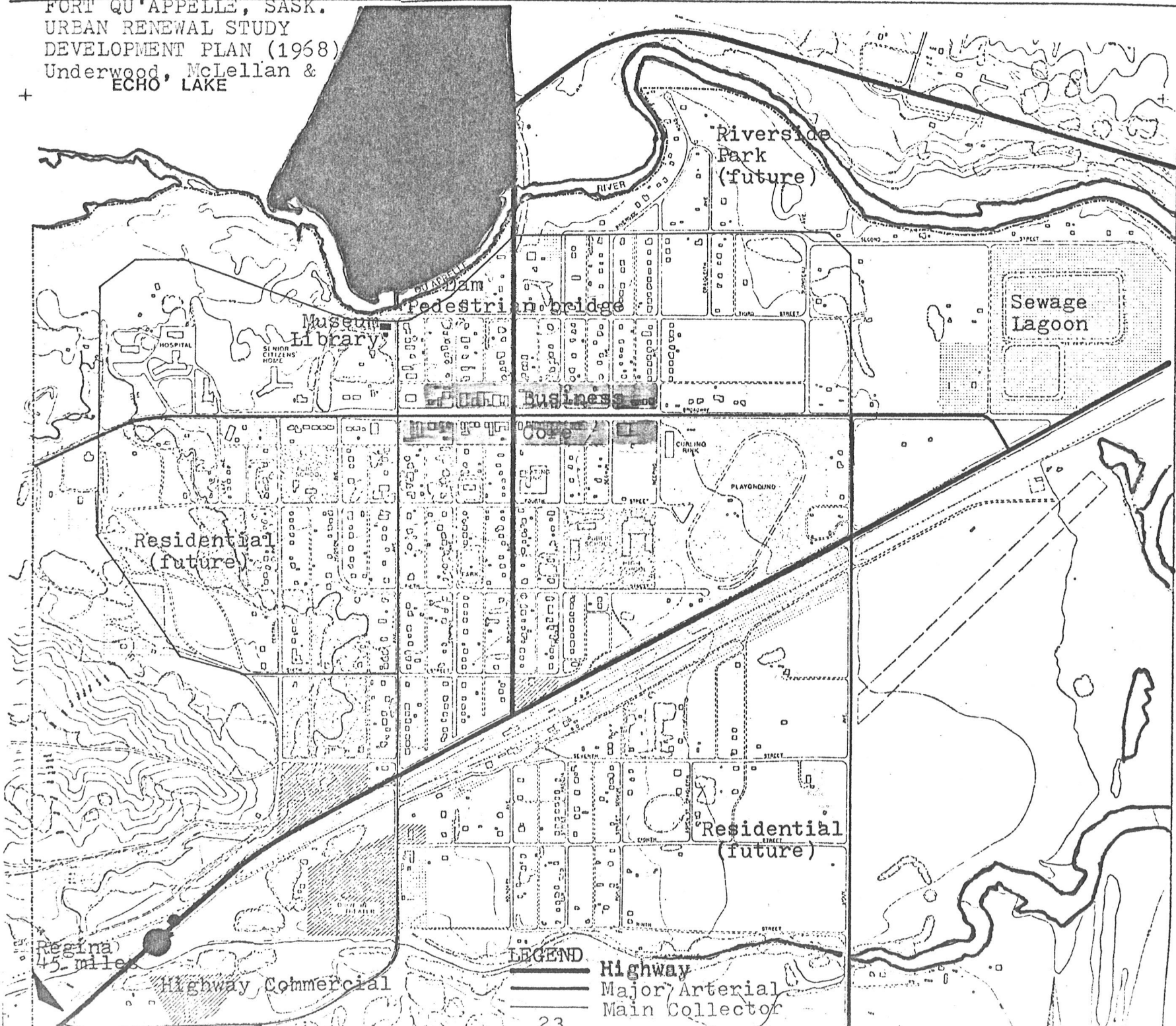
SITE

Qu'Appelle Leisure Centre is sited upon the eastern shore of Echo Lake, immediately adjacent to Fort Qu'Appelle. Called 'Valley Centre Recreational Area', it is under provincial control but has little intensive development for public recreation. The location in the Fishing Lakes area is central to the bulk of resident users, and close to main public highways. The scheme can integrate positively with the town fabric.

The site area is 50 acres, bounded by the lakeshore, the Qu'Appelle River and number 35 highway. The lakeshore is a 1,300 foot natural beach. Back from the lakeshore is a strip growth of vegetation consisting of elm, ash, Manitoba maple, poplar and associated shrubs. The southern part of the site is a marsh, recommended to be preserved as a Wildlife Management Area by the Qu'Appelle Basin Study Board.

The remainder of the site has been extensively altered. Most of the original site cover has been removed, the area being used for playing fields, parking and by the Department of Natural Resources. Extensive landscape improvement and manipulation will occur on most of the site. Sections of the site will require earth fill build-up to prevent spring flooding.

FORT QU'APPELLE, SASK.  
 URBAN RENEWAL STUDY  
 DEVELOPMENT PLAN (1968)  
 Underwood, McLellan &  
 ECHO LAKE



Regina  
 45 miles

LEGEND

- Highway
- Major Arterial
- Main Collector



View of Fort Qu'Appelle -  
Leisure Centre Site along  
shore of Echo Lake.



View of site looking  
south-east showing  
approximate extent.





North view along beach  
at site.



South view along beach  
at site.

**programme development**

Attraction; for the public on a regional scale and for the local community.

A natural environment attracts the 'urban' public; attracts because of its leisure-recreation resources. But it can also attract because of leisure-learning resources; the appeal as a setting, a meeting place conducive to gaining and exchanging knowledge and ideas.

This concept of comprehensive leisure, recreation of body and mind, provides a base for development. A 'Leisure Centre' complex housing recreation activities and meeting conference space, around which develop supplementary facilities providing mutual support. The public is attracted by the specific amenities provided; the community is attracted by a new node of activity, the life generated by these amenities.

#### RECREATION FACILITIES

The Fort Qu'Appelle Urban Renewal Study and Development Plan makes recommendations for recreation facilities. Requirements include a swimming pool, a roller skating rink, baseball diamonds, play ground, and intensive development of the lake-shore for public swimming and boating, and of the golf course. Additional facilities currently lacking and providing a more attractive recreation facility include tennis courts, shuffle board courts, horse shoe pitches and an outdoor theatre for use by Arts School Students.

The lake shore would be developed to provide needed public beach. On part of the lake frontage I recommend a marina development to provide a means of water access to the site for all boaters on the lakes. It would provide berthing space for casual users as well as space for use by towns people, functioning as a major activity place on the lake shore.

The swimming pool would be the nucleus for a major indoor recreation complex. It would be a public-community facility providing general recreation, competition swimming and diving, and teaching. Spectator seating is included for competition events. In addition exercise spaces, saunas and club rooms would provide a general fitness centre.

Winter recreation facilities would include skating in the lake-marina area, snowmobiling, ice-boating, tobogganing at the golf course, and skiing at nearby slopes. The site could continue as location of a major expanded Winter Festival.

#### CONFERENCE-HOTEL SPACE

Conference meetings in the Fort Qu'Appelle area have been held in temporary quarters during the summer months; at the Fort San Summer School of the Arts and at the present location of the Department of Natural Resources. The Prairie Christian Training Centre near the town also has conference facilities to rent during the summer months.

The attractive environment has produced a demand for meeting-conference space, but facilities available are inadequate. A permanent year-round meeting space with support amenities is required.

The convention-conference business is entering a period of great expansion. Market studies of convention demand in the Regina area indicate a maximum market for facilities scaled to provincial conferences at 200 to 300 people in Fort Qu'Appelle-Fishing Lakes region. I would propose conference facilities providing flexible spaces for groups ranging from 20 to 250 persons providing for expansion to 350. The major support amenity would be a 60 room hotel with food servicing, dining and lounge space.

At present, 2 hotels with 58 units, and 2 motels with 24 units are located in Fort Qu'Appelle. An additional 60 units would provide a total of 138, or accommodation for a maximum 250 at a conference. Success of the conference-meeting facility would encourage future hotel development in the community. Hotels would also serve a further 'resort' function with the development of the ski resort adjacent to the community.

#### COMMERCIAL

Commercial facilities would be developed either to fill existing lacks in service, contribute to a special resort-leisure market, supplement facilities within the leisure complex, or would be relocated from elsewhere in the community.



Supplementing Conference-hotel facilities are the dining-beverage outlets, including a dining space, cocktail lounge and beverage room-pub. The dining space and cocktail lounge would be scaled to hotel use, the pub would serve a larger public-community business. There are 9 restaurants in the community at present; two licensed establishments in each of the hotels, two fast food drive-in outlets, three in the business section, and three serving the highway trade from service station locations. Business generated by new facilities would support an additional coffee shop or self-serve restaurant.

Conference-hotel facilities would also support a news, tobacco, camera shop. These would be combined as a drug store operation. It would perform a different function and serve additional business to the single drug store in the community at present. A barber shop and beauty salon could also be supported. They may result from relocation as the community is presently well serviced by these outlets.

Services would be developed to serve the regional tourist market. A camping, ski supply, sporting goods shop would be viable with continued development of recreation resources. An arcade-amusement centre would provide a strictly fun place. A shop or shops selling pottery, native handicraft, and arts school products would cater to the special resort-leisure market with gift or souvenir items unique to the area.

With provision of housing on the site a small grocery shop would become viable. It would also be used by visitors to the 'centre' for casual purchases. The community currently lacks a major liquor store, which would also serve the regional market, but is well served by grocery-supermarket outlets.

The community movie theatre, located in the business core, has remained closed for a number of years, and is in need of rehabilitation. Relocating it as a component of the 'centre' would increase its viability by housing it with supportive services.

The development of commercial facilities might prove detrimental to some existing community businesses. However, the success of these facilities will provide additional attraction producing economic benefit for existing business and encouraging further commercial development in the community - the multiplier effect.

#### OFFICES

Site development would result in eventual dislocation of the present Department of Natural Resources Office. It is housed in an aging structure at the present entrance to the site, which would require extensive renovation over time to provide adequate accommodation. Relocating these offices as part of the centre development would provide a more efficient operation for future use.

Also, an administrative office housing a body to implement planning proposals for the Qu'Appelle Basin, or Fishing Lakes area, would be housed as part of the complex. This body would play a major role in regional development and deserves special consideration. Associated with this body would be a tourist-information service and exhibit space for displays of community-regional interest.

#### HOUSING

The Valley Centre site is public recreation land; and as such would not be subject to housing development. My decision is to include housing as a component of the overall complex; as a generator of activity - a continuous 24 hour life, and as a mix of community residents and public 'cottagers' providing varying rhythms of life in the complex.

Rental or lease units would be incorporated in the main complex. These units would cater to groups such as elderly retirees, business people or employees in the complex, or townspeople who may desire rental accommodation such as school teachers or office-government workers. A total of 18 to 20 units would provide more spacious, luxury type accommodation appealing to these groups and filling the existing lack.

At present, 12 - 15 new housing units are constructed in the community each year. Also 6 community buildings provide a total of 26 rental apartments. One of these is a

substandard block on the site containing 8 units which will be removed with site development. The 18 to 20 new apartment units would partially contribute to community demand or appeal to a new 'retiree' market.

The site will adequately accommodate 'cottage' or vacation home development. This would be a prototypical approach to the type of development desired for the area; incorporating desirable land conservation-density requirements, proper servicing and access to units, and respect of the landscape.

I propose a minimum of 30 units to be developed on a condominium approach. Current demand for cottage units on the Fishing Lakes is over 70 units annually, in addition to the 12 - 15 new housing units annually in Fort Qu'Appelle. The units would be constructed for year round occupancy and could be marketable as permanent housing.

#### FINANCING

Financial responsibility for Qu'Appelle Leisure Centre could be assumed by one of three basic groups: a private organization or developer, a community organization including perhaps regional interests, or the provincial government. It could also involve a combination of the above, or an unconsidered source.

Since the public is a main factor in success of the centre, I would suggest financial responsibility to be assumed by a Provincial Government department. It would provide administrative service and could lease hotel-commercial-apartment facilities to private interests.

**the programme**

MARINA

Inventory of craft with access to site  
 Cottage-boat owners at Pasqua Lake - 138  
 Cottage-boat owners at Echo Lake 204  
 342  
 342 craft in addition to general public craft.  
 Total craft owned by 'cottagers' on Fishing Lakes - 636

Berthing Space  
 Slips for casual use, metered berthing - min. 40  
 Rented slips for community-public use - min. 50  
 min. 90 slips

Services  
 Repair service  
 Storage  
 Fueling dock  
 Boat sales and rental  
 Launching ramps and monorail

Parking  
 10 to 12 car-trailer spaces  
 30 parking spaces

RECREATION FACILITIES

Aid in area determination  
 Swimming Pools, A Guide  
 to their Planning, Design  
 and Operation.  
 M. Alexander Gabrielson.

Main Pool (12.5 x 25 metres)	7,200 sq. ft.
swimming 108	
diving 8	
teaching 15	
deck <u>40</u>	
171	
Teaching Pool (20' x 30')	1,800 sq. ft.
Spectator seating (for 300)	2,600 sq. ft.
Ticket Office	400 sq. ft.
Concession - snacks	250 sq. ft.
Washrooms	400 sq. ft.
Mens locker (for 100)	2,600 sq. ft.
Womens locker (for 70)	1,800 sq. ft.
Maintenance	400 sq. ft.
Lifeguard	200 sq. ft.

Men's exercise room	1,200 sq. ft.
Men's judo-wrestling, meeting room	800 sq. ft.
Men's locker, shower, sauna, sun-room (for 50)	1,200 sq. ft.
Women's exercise room	1,000 sq. ft.
Women's locker, shower, sauna, sun-room (for 35)	1,200 sq. ft.

#### CONFERENCE-HOTEL FACILITIES

Aid in area determination  
Time-Saver Standards  
Hotels - Frank Harrison  
Randolph, pp.1054-1063

Main Conference Space (for 250)	2,500 sq. ft.
Conference-Meeting Rooms (for 20-100)	2,500 sq. ft.
Foyer	1,400 sq. ft.
Storage	500 sq. ft.
Lobby, Front Desk	800 sq. ft.
Lounge	350 sq. ft.
Manager	150 sq. ft.
Accountant	120 sq. ft.
Secretary - office	150 sq. ft.

60 Guest Rooms at 280 sq. ft. each	16,800 sq. ft.
Auxiliary Space (40% of above)	6,720 sq. ft.

Dining Room (60 seats)	950 sq. ft.
Cocktail lounge (50 seats)	600 sq. ft.
Kitchen	1,600 sq. ft.
Employee Dining	250 sq. ft.
Kitchen Storage	500 sq. ft.
Receiving	100 sq. ft.

Lockers (men)	200 sq. ft.
Lockers (women)	200 sq. ft.
Maintenance	300 sq. ft.
Furniture Storage	240 sq. ft.
Garbage	100 sq. ft.
Mechanical	1,000 sq. ft.
Other	500 sq. ft.

#### COMMERCIAL

Aid in area determination  
Planning Neighbourhood  
Shopping Centres. Marcel  
Villanueva, pp.24-25.

Drug store - news, tobacco, camera supplies	2,200 sq. ft.
Pottery, Native Handicraft, Art School Crafts	1,600 sq. ft.
Barbershop	210 sq. ft.
Beauty Salon	440 sq. ft.
Grocery-Confectionary	800 sq. ft.

Camping, Ski-supplies, Sporting Goods		1,700 sq. ft.
Liquor Store		1,800 sq. ft.
Arcade-Amusement Centre		1,000 sq. ft.
Movie Theatre		4,800 sq. ft.
Restaurant (120 seats)		1,680 sq. ft.
Kitchen		400 sq. ft.
Food Storage		200 sq. ft.
Washrooms		200 sq. ft.
		<u>2,680</u> sq. ft.
Beverage Room - Pub (140 seats)		1,680 sq. ft.
Entertainment - Dance Floor		400 sq. ft.
Bar Vendor		600 sq. ft.
Washrooms		480 sq. ft.
		<u>3,150</u> sq. ft.
Shipping and Receiving		200 sq. ft.
Garbage		100 sq. ft.
Storage		1,200 sq. ft.
Maintenance		400 sq. ft.
Staff Washrooms		200 sq. ft.
Public Washrooms		400 sq. ft.
Mechanical		800 sq. ft.
OFFICES		
Qu'Appelle Valley Administration		
Administration	1,300 sq. ft.	1,700 sq. ft.
Offices (2)	400 sq. ft.	
Department of Natural Resources (7 employees)		4,990 sq. ft.
Administration	1,100 sq. ft.	
Offices	350 sq. ft.	
Receiving, Storage, Workshop	2,100 sq. ft.	
Garage Workshop	1,440 sq. ft.	
Exhibit Space		1,600 sq. ft.
Tourist Information		300 sq. ft.

SUMMARY

Total Commercial Area	23,690 sq. ft.
Total Conference-Hotel Area	<u>38,550</u> sq. ft.
Total New Business Area	62,240 sq. ft.

The Commercial, Conference-Hotel area total represents an increase of 41% in community business area, 12% greater than the amount intended by community businesses at the time of the 1968 survey.

PARKING

Recreation facilities

Swimming pool, fitness centre users - 170 maximum  
 25% hotel guests - 43  
 Off site users 127  
 70% of off site users by car at 2.25 persons/car  
 = 40 parking stalls.

Spectators - 300  
 Off site spectators - 250 maximum  
 80% off site users by car at 3 persons/car  
 = 67 parking stalls  
 117

117 stalls

Conference-Hotel

1 space/guest room	60
Employee parking	25
Convention, dining room, cocktail lounge	<u>30</u>
(share 50 stalls with recreation-commercial)	115 stalls

Commercial

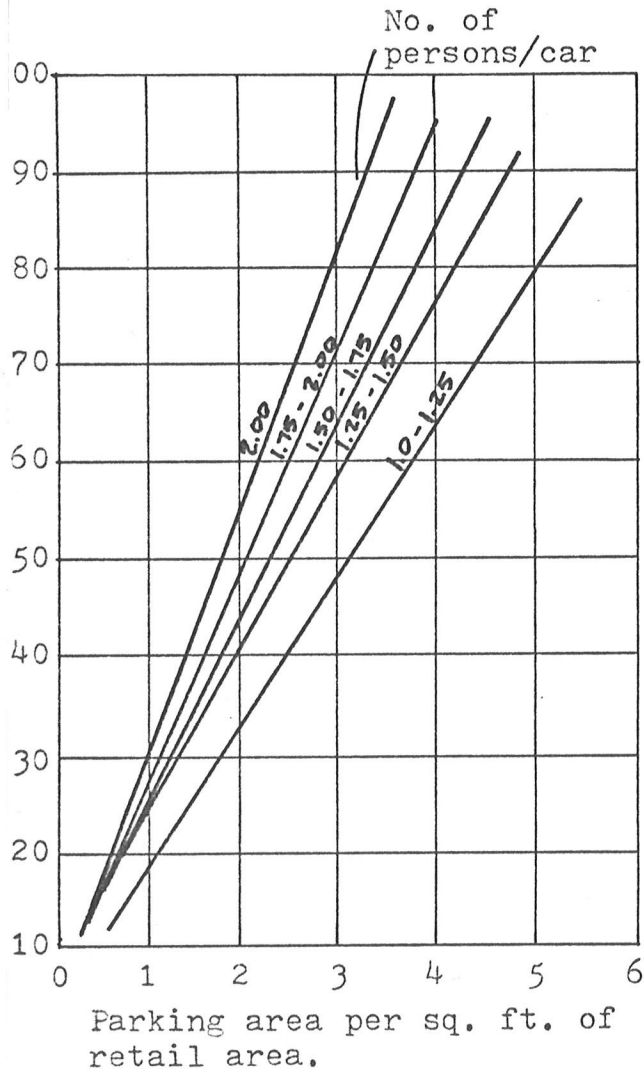
Total commercial area - 23,690 sq. ft.  
 4 sq. ft. of parking/1 sq. ft. commercial  
 = 94,760 sq. ft. parking  
 Parking space at 340 sq. ft.  $\frac{94,760}{340} =$  278 stalls

or

Net sales area - 9,850 sq. ft.  
 75% of shoppers by car @ 1.50 - 1.75  
 persons/car



3.5 sq. ft. parking/1 sq. ft. net sales area  
 = 34,475 sq. ft. parking  
 Parking space at 340 sq. ft.  $\frac{34,475}{340} =$  102 stalls



Restaurant (120 seats)  
 25% of business - hotel guests  
 50% of business - casual user  
 30 seats for off site users  
 80% off site users by car at 1.7 persons/car 14 stalls

Pub (140 seats)  
 30% of business, hotel guests, others  
 98 seats allotted to off site users  
 90% off site users by car at 1.9 persons/car 47 stalls

Movie Theatre (400 seats)  
 10% of business, hotel guests  
 80% off site users by car at 2.1 persons/car 137 stalls

Evening use allows shared parking  
 30% of commercial 31  
 40% of recreation - spectator 46  
 10% of restaurant, pub 6  
83 54 stalls

Offices  
 Employee parking 12  
 Visitor parking 6  
18 18 stalls

Total Commercial Office Parking 237 stalls

Total Parking - All Facilities 469 stalls  
 Parking - Outdoor recreation 100 stalls

Grand Total 569 stalls

Source: The Selection of Retail Locations. Richard L. Nelson

HOUSING

18 Apartment Units  
 2 bachelor  
 8 1 bedroom  
 8 2 bedroom

Bachelor unit	living	160
	kitchen	60
	bedroom	100
	bath	40
	storage, circ	40
		<u>400</u> sq. ft.
One Bedroom unit	living-dining	260
	kitchen dining	80
	bedroom	140
	bath	40
	storage, circ.	80
		<u>500</u> sq. ft.
Two Bedroom unit	living-dining	320
	kitchen-dining	80
	master bedroom	140
	bedroom	120
	1½ bath (if 2 floors)	65
	storage circ.	125
		<u>850</u> sq. ft.

Parking - for 25 cars.

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**appendix**

**from**

**report of the**

**Qu'Appelle Basin Study Group**

## Land and Water Surface Use

Studies were undertaken to determine current land use in the Qu'Appelle Valley and to project future requirements for land and water for various uses, including urban, agriculture, recreation and wildlife. Future use of both land and water surfaces will require a greater degree of regulation. To accommodate future recreation use in the Valley it will be necessary to make additional areas of land available. To this end, the framework plan for the Qu'Appelle includes provisions for expanding the opportunities for a range of recreational, educational and other leisure time activities. The proposed land-use plan reflects the combined requirements for agriculture, recreation, wildlife and natural areas in the Qu'Appelle Valley.

### LAND USE ZONES

- 25. It is recommended that an area in and adjacent to the Qu'Appelle Valley and around Last Mountain Lake be zoned for the purpose of planning and controlling land and water use.

A program for establishing these zones should be initiated immediately and completed as soon as possible. The proposed Qu'Appelle Valley Land Use Plan, indicated in Figure 12, should be adopted as a guide in establishing these zones. Provisions under the Water Resources Management Act or the Community Planning Act would be appropriate for implementing the program.

Pending the implementation of zoning in this area, all levels of government should co-operate in a careful assessment and control of all interim development to ensure compatibility with the proposed land use plan.

### LAND USE REGULATIONS

- 26. It is recommended that regulations be established for each zone to prohibit activities and types of development which do not conform to the management concept for the zone.

The regulations should establish controls on use and specify standards which must be adhered to when undertaking development. In particular, regulations should be established to provide uniform building standards for the construction and improvement of all buildings and other structures surrounding the lakes.

## WATER SURFACE USE REGULATIONS

- 27. It is recommended that regulations be established to control the use of water surfaces in the Qu'Appelle Valley and on Last Mountain Lake.

In particular, it is recommended that regulations be adopted to restrict the operation of motor boats in areas where it is necessary to protect wildlife habitat and fish spawning grounds.

As the number of persons engaging in water surface activities such as swimming, boating, water skiing and fishing increases, greater conflicts of use are anticipated. The Boating Restriction Regulations under the Canada Shipping Act would provide an appropriate vehicle for implementing this recommendation.

## LAND CONTROL

- 28. It is recommended that the Crown acquire control of certain areas of land in the Qu'Appelle Valley and its tributaries to be used for public parks, natural areas, wildlife management and fish spawning.

In order to meet the anticipated need for land for these uses, and to permit the necessary management programs to be initiated at an early date, control of suitable areas must be established by appropriate means, such as land use regulation, purchase, lease or easement. A number of areas which were found to be suitable for these purposes and which are recommended for consideration in this respect are as follows:

- (a) **Natural Areas** (These areas are identified in Figure 12 as Designated Natural Areas).

- 1) Qu'Appelle Indian Burial Site
- 2) Adair Creek
- 3) Bird's Point Coulee
- 4) Stark's Coulee
- 5) Marquis' Coulee
- 6) Upper Pasqua Lake
- 7) Upper Crooked Lake

- (b) **Wildlife Management Areas** (These areas are identified in Figure 12 as Designated Wildlife Management Areas.)

- 1) Upper Qu'Appelle
- 2) Upper Buffalo Pound Lake
- 3) Wascana Creek
- 4) Boggy Creek
- 5) Lebret Marsh
- 6) Evan's Marsh
- 7) Skinner's Flats
- 8) Fort Qu'Appelle Marsh
- 9) Nicolle Flats
- 10) Valeport

- (c) **Fish Spawning Areas** (These areas are identified in Figure 12 as Designated Fish Spawning Areas).

- 1) Upper Buffalo Pound Lake
- 2) Mouth of Arm River
- 3) Upper Pasqua Lake
- 4) Lower Pasqua Lake
- 5) Echo Lake Southeast
- 6) Upper Crooked Lake
- 7) Upper Round Lake

**Public Parks:** To satisfy the anticipated need for public parks in the Qu'Appelle Valley an additional 1,200 acres of land will be required by 1985 and a further 2,200 acres by the year 2000. Immediate steps should be taken to acquire suitable lands as they become available.



## COTTAGE SUBDIVISION

- 29. It is recommended that no additional land at any of the lakes in the Qu'Appelle Valley or at Last Mountain Lake be approved for cottage subdivision prior to the year 1985.

There is at present a sufficient amount of land subdivided for cottage development to satisfy the projected demand to the year 2000 at less than optimum densities.

- 30. It is recommended that the current regulations which apply to the subdivision of land adjacent to the lakes be revised with a view to achieving more efficient use of land and creating a more aesthetically attractive environment.

In particular, the revised subdivision regulations should provide for greater depth of development, improved public access to the lakeshore, communal waste disposal, central boat docking and storage, and larger areas of public reserve.

- 31. It is recommended that a long-range program be initiated immediately for the redesign of existing and approved cottage subdivisions at the lakes in the Qu'Appelle Valley and at Last Mountain Lake to conform with the revised regulations for the subdivision of land.

Those subdivisions with low cottage densities which least conform to the revised regulations or which are aesthetically unappealing, should be given priority in a program of subdivision redesign.

- 32. It is recommended that there be no development of cottage subdivisions for which plans have been approved but for which plans of survey have not been registered, unless the plan conforms to the revised regulations for the subdivision of land.

## RECREATIONAL USERS

- 33. It is recommended that management programs be initiated to attract recreational users to other lake areas in order to reduce the demand for recreational development at the Fishing Lakes.

If the projected trends in recreational use at the Fishing Lakes materialize, the area will become congested by 1985.

## ROAD TRANSPORTATION

- 34. It is recommended that a plan for a road transportation network in the Qu'Appelle Valley be developed as soon as possible and that all future road development in the Valley be regulated to conform to this plan.

To this end, the Saskatchewan Dept. of Highways and Transportation has undertaken a two-phase study to establish future traffic patterns and the standards for all types of roads. These standards should be consistent with future traffic volumes and have due regard for protection of the environment.

It is further recommended that all road construction and road improvements within the Valley and the Last Mountain Lake area be deferred until the plan for a road transportation network is completed.

This restriction should apply to any road which is in the planning stage, approved as part of a program, or for which commitments for financial assistance have been made. Roads for which contracts have been awarded would be excluded.

#### TRAILS

35. It is recommended that hiking, cycling, snowmobile and all-terrain vehicle trails, with the necessary support facilities, be developed along the Qu'Appelle Valley to accommodate the increasing participation in these activities.

The design requirements for trails should be established in close co-operation with the potential users, interest groups and landowners. Priority should be given to development of trails in close proximity to the major urban centres and to the Last Mountain Lake and Fishing Lakes areas.

#### NATURE PARKS

36. It is recommended that programs be initiated for the establishment and management of Nature Parks in close proximity to major urban centres in the basin.

Nature parks should be established in wooded, scenic areas, and managed to provide a semi-wilderness environment readily accessible to residents in urban areas.

#### HISTORIC SITES

37. It is recommended that a management program be developed for historic, archaeological and palaeontological sites in the Qu'Appelle basin.

There is a need to determine the significance of the sites and to establish the priorities for their preservation.

#### WILDLIFE MANAGEMENT

38. It is recommended that a wildlife management program be initiated in the Qu'Appelle Valley and environs, directed primarily at enhancing the natural qualities of the area and providing opportunities to study wildlife in a natural setting.

The management program should encompass not only the wildlife management zones, where management might be more intensive, but the entire planning area as proposed in Figure 12. The program should emphasize the maintenance of native wildlife rather than the production of game for hunting.

#### NATURAL AREAS

39. It is recommended that management programs be established for areas proposed as Natural Areas.

These areas include unique associations of flora and fauna, or relics of original landscape which should be preserved. Management programs are required to ensure their continued protection.