

Resort Village of Candle Lake Regular Council Meeting

July 12, 2013

A Regular Council Meeting of Council for the Resort Village of Candle Lake was held on July 12, 2013, in the Council Chambers at Candle Lake, Saskatchewan.

DUE TO LARGE ATTENDANCE, COUNCIL MEETING WAS MOVED TO THE COMMUNITY CHURCH

ATTENDANCE: The following were in attendance:

Quinn, John	- Mayor
Lozej, Michelle	- Councilor
Painchaud, Carey	- Councilor
Tarasiuk, Louise	- Councilor
Simoneau, Maurice	- Councilor
Joan Corneil	- Administrator

1. **CALL TO ORDER:** Mayor John Quinn called the meeting to order at 1:14 P.M.
2. **SUBMISSION OF PECUNIARY INTEREST:** Councillor Lozej declared an interest in Items 5.1 and 5.2 and submitted the appropriate form.
3. **ADOPTION OF MINUTES:**

134/2013 LOZEJ:
That the Minutes of the Special Council Meeting held July 02, 2013, be taken as read and adopted.

CARRIED.

4. **APPROVAL OF AGENDA:**

135/2013 LOZEJ:
That the agenda for this meeting be approved as amended and that presentations, delegations and speakers listed on the agenda be heard when called forward by the Mayor

Addition to Agenda:

- Item 9.7 Report C.I.B.

CARRIED.

5. **PUBLIC HEARINGS AND APPEALS:**

Councillor Lozej left meeting at 1:35 PM

5.1 Page 20 Report from Administrator dated June 27, 2013 regarding Bylaw 06 of 2013 to amend Bylaw 02 of 2002 Conservation (CON).

5.1.1 Public Notice posting

RECOMMENDATION: That the report from the Administrator dated June 27, 2013 along with public notices for a public hearing all with respect to zoning

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bylaw change to change 11.1.2 (c) by removing the words "unserved campground" and replacing them with the words "campgrounds and/or RV Parks" be received and the following recommendation of the Administrator as contained therein be approved:

1. That Bylaw 06 of 2013 receives second and third readings.
2. That consideration of Bylaw 06 of 2013 be laid on the table and brought up under the order of business "Unfinished Business – Bylaws".

136/2013: TARASIUK

That item 5.1 regarding Bylaw 06 of 2013 for second and third readings along with the Public Hearing be deferred to the August 09, 2013 Regular Council Meeting to allow for proper public notice of the Hearing. **CARRIED**

5.2 Report from Administrator dated June 27, 2013 regarding Discretionary Use Application along with a Development Permit Application.

5.2.1 Public Notice

5.2.2 Letter from Robert and Shannon James dated July 02, 2013

5.2.3 Letter from Ken Warner dated July 04, 2013

5.2.4 Letter from Richard Lang dated July 10th 2013

5.2.5 Letter from Linda and Arnie Shaw dated July 10, 2013

5.2.6 Letter from Terry Reed received July 10, 2013

Notes from Public Hearing Re:

Present to speak:

- Steve Flaman
- Tim Tetreault
- Bernie Tetreault
- Terry Reed
- Deb Scherbaniuk Malasky
- Robert James
- Judy Robertson
- John Lucak
- Gail graham
- Duanne Braaten
- Ron Walker
- Flaman- response

Minutes of the Public Hearing July 12, 2013

John Quinn convened the Public Hearing at 1:37pm.

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John thanked everyone for coming and explained the purpose of the public hearing which was to allow those property owners affected by the proposed change to the Zoning Bylaw 2-2002 to make a representation to Council.

He then invited the first speaker, Mr. Steve Flaman to the podium.

FLAMAN – Thank-you everyone for your input and attendance. There is a definite need for R.V. trailer parks in Candle Lake. The costs of properties are rising and for people who live outside of Candle Lake, it is very expensive to build cottages. Presently there are over 400 properties for sale in the Resort Village of Candle Lake. There is a need for a good quality low density R.V. Park.

Prior to building this R.V. park many professionals will be consulted for advice. Sask Environment, Sask Watershed Authority, surveyors, engineers, drainage experts and road planning professionals will all be consulted. The Resort Village of Candle Lake Council will be required to examine all the information and a Service Agreement will need to be in place.

We will be issuing park passes for boats and will look at creating a water co-op for all the sites. It is very important to note that all these approvals must be in place prior to the project proceeding.

We ask for fairness and remind everyone that this is our private property. We acknowledged that there will be some effect on the Resort Village of Candle Lake. There was recently two new subdivisions approved on Ford Road and an R.V. Park where the old Ship's Lantern used to be.

The proposed trailer park will be a beautiful property that will allow many more people the opportunity to come to our lake who wouldn't be able to afford to build here.

All Government Departments must be consulted before the Village can grant a certificate of approval for this project to go ahead.

Thank-you for your consideration!

Bernie Tetreault was the next speaker invited to the podium.

TETREAULT – I own #12 2nd Crescent North in the Sackett's Subdivision. We are 40 year residents of Candle Lake. It is too populated, too crowded and there are too many people.

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The issues as I see it are: what revenue will be generated by the town if this is done? Do the trailer parks make it harder to sell existing cabins? It is cheaper to lease versus building new?

The current taxpayers are ignored. My question is – Did Council request an environmental impact assessment on the surrounding area? Will there be a cap on the number of trailer parks? Is the town in such dire need of tax revenue that we need more developments? Does the tax revenue from the trailer parks subsidize our other taxes? Are there confidentiality agreements in place because one of the councillors is related to a developer? What are the criteria for new developments? What proportion of taxes do the trailers pay?

QUINN – The revenue coming into the Resort Village of Candle Lake is \$400.00 per year for regular trailers and \$600.00 per year for park model trailers. Additional tax revenue depends on the assessment SAMA makes for the land and improvements, if any. No portion of the property taxes for the trailer parks is going to subsidize the other taxes.

Confidentiality rules are in place and there has been a submission of confidentiality and pecuniary interest on behalf of the councillor in question. That councillor has been excused from the proceedings and cannot participate in the debate or vote.

As to the question of more proposed trailer parks – we do have privately held land in the Resort Village of Candle Lake and it will depend on what these individuals wish to do with their land. Each situation needs to be examined separately. The Glendale proposed marina is not tied to a trailer park.

TETREAULT – Environmental impact – land is close to Fisher Creek. A lot of water from this area is draining into the lake. There is a slough by Larry Watts draining into the lake.

QUINN – The Resort Village of Candle Lake will not be moving forward unless the engineers and other government agencies give their approval.

CORNEIL – Please go online to read my report regarding Discretionary Use Applications.

Terry Reed was invited to the podium.

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REED – I have signatures for over 200 residents of Candle Lake who are opposing the trailer park in the vicinity in question. The residents had very little time to address the proposal. The land to be developed is very swampy. The dugouts require the Village to place pumps to help with drainage. When the lots are cleared they will become a slough. In addition, the streets are too narrow and have poor infrastructure. There will be 167 trailers and there is no boat launch or marina to handle the boats.

Thank-you for listening to our concerns. We also have letters for Council – I'm sure they have read them.

Additional Speakers: Deborah Sherbaniuk-Malasky, Robert James, Judy Roberts, John Lucak, Gail Graham, Diane Fletcher, Duane Braaten, Ron Walker & Steve Flaman.

SHERBANIUK-MALASKY – I have been coming to the lake since 1973 and became a property owner in 1996. I have been a permanent resident here for two years. We already have other trailer parks that are not full -Torch Lite, Larry Watts and Golf Course. We are coming out to the lake not to relax, but to protect our properties from parties. Adding more people to our "finely quaint" community would not work for us.

JAMES – I live at #130 Lakeview Drive and also own #2 Boots Bay. I am a third generation Candle Lake landowner and the rest of my family owns a lot of property here. My concern is with the infrastructure. If we add an additional 173 residents we need boat launches, boat lifts and roads. There will be further beach congestion. Passes to Sandy Bay does help but doesn't stop people from using Sacketts Beach. The strip of beach is owned by the developer – how will the beach be handled? 10 properties are adjacent to the beach – Council needs to address how this will be handled. The approval should be subject to the future use of the beach –An agreement with the developer.

QUINN – The beach is tied to the developer's land in question. "Mr. Flaman – could you please address this question at the end of the discussion?"

ROBERTS – My family and friends and neighbours are 2nd generation cabin owners. Our main concern – When is enough enough? The health and safety of the lake is in question. Sask. Parks should be expanding the provincial parks. We want our kids, grandchildren and great-grandchildren to enjoy the lake. I used to work at Sask. Watershed and hope that Council studies their reports

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carefully. When developments are made we should be concerned about our lake now and in the future. Blues herons nest in the area in question. Loons and deer also reside here. Development is important in our community, but the benefit to others and very few seem to outweigh the majority.

LUCAK – I reside at #11 1st Crescent North. The questions I have are:

- 1) Definition of Discretionary Use Permits – Village understanding of this.
- 2) Plan to give passes to Sandy Bay.

Very vague – does it change tomorrow. Is he (Mr. Flaman) going to or not or just planning to. Black and white – define plan 2. More detail is required.

QUINN – Discretionary Use – the Zoning District spells out the Community Planning and what is allowed. With a discretionary use permit other developments or projects can be allowed in those areas if a public hearing is held and Council decides based on this.

Down the road – Plan 2 – any developer must submit a plan and a servicing agreement must be entered into. What happens down the road if they (developer) decide to change things? Reports must come back from the engineers, environmental and drainage specialists that are “in line” with government approval and these reports may come back as “You can have less or more lots”.

GRAHAM – I reside at 151 Lakeview Drive. My concerns are concentration of more campers adds extra use to our pristine lake. Other trailer parks – CL Junction is in the RM of Paddockwood. Torch Gardens use our lagoons and they don't pay us any taxes. Infrastructure – docking of more boats. Beaches – boats clutter up our beaches. Mayor and Council should consider a place for more boats not sure if we need another trailer park. Need criteria that are well thought out. \$400 - \$600 per trailer does not seem fair.

FLETCHER – There is a piece missing. Answer the question – What do we want Candle Lake to look like in 10-20-30 years? How do your criteria for making this decision align with the future 20-30-50 year vision for this lake? Bylaws and Policies need to be adhered to. Bring community with complex interests together. Time for leadership to step up to the plate. Every decision has its effect down the road. We need to align the plan and vision and answer the question – How do we get there?

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QUINN – The guidance we take as council comes from the OCP - 2002 Development and Zoning Plan. Council have tried to follow this plan and it must be updated. An open house was held last week regarding the NBPS and only three people showed up. We need concerned citizens to show up.

CORNEIL - Draft copies of the OCP are available at our office.

BRAATEN – I am a real estate agent. I have a concern with the discretionary use application especially with the lack of boat launches, marinas and increased beach use. I can't see another 300-400 more people. I mean no disrespect as Steve Flaman is a good businessman. However, engineers make mistakes. I don't see bureaucrats making good decisions on drainage. Does Council have the depth of experience to make these decisions? Things to address include Sewage, policing, beach access and marinas.

There can be a 2 -3 hour line up to get through Sandy Bay.

I'm not saying it's not a good idea – just not now. Zoning?? What is the Zoning and what would the density afford the community? We need to go to a democratic process where majority rules. There are in excess of 400 properties for sale and property values have plummeted.

QUINN – The area in question is zoned as Conservation and there is no re-zoning now.

WALKER - #8 Central Crescent . Concerned about the eco-system for the lake. Mistakes are made and the swamp water is draining into the lake. The swamps act as a filter for the lake. When we fill the swamps in we destroy the natural filters.

Question – The land is privately owned. If the reports from Sask. Watershed come back "Not in the best interests of Candle Lake" does that put an end to the development or is it only considered as a suggestion?

QUINN – if there are drainage or environmental issues the project would not move forward. Council would have that in their agreement. Reports from the different agencies are considered as taken under advisement. Council should take the reports seriously.

Flaman invited back to the podium to respond;

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FLAMAN – Thank – you Mayor, Councillors and attendees for your input. Passion makes for a good discussion. Fear – not knowing what is going on or what could happen occurs and then people don't have control anymore. Sometimes they look at the information and pass on misinformation. This is a normal reaction and that is why we rely on professionals to guide us through the process.

I have been a businessman for many years and have had 13 -14 years of working with the government. They do not want to assume liability and look for every possible thing that could go wrong. Exposure to liability leads to job loss.

There is the NIMBY philosophy not in my back yard. I have been a cabin owner in Candle Lake for 15 years. What if your neighbours had this same attitude before you came here? I realize there is pressure on the lake and we need to work towards some solutions. We do need better roads and more boat launches. I am happy to jump in and help in whatever way I can. An excellent idea was brought forth that we expand our provincial parks – they are full now.

I want to do it properly. There are 9 cabins in front of the strip of beach owned by myself. NIMBY is an irritating attitude – I have never told people to get off “my property”. In addition, 10 properties are using public reserve for storage of ATV's, boat lifts, etc.

We can all pitch in and work together. I personally do not have lake or near lake front property and there are many other people who can't afford to even come to the lake. I hope this puts everyone's minds at rest.

Option #2 – Zoning is Conservation. This was re-zoned without my consent.

A) Leave it Conservation

B) Apply to have it zoned Commercial which opens up numerous other permitted uses.

C) Someone else could purchase the property and they could apply to re-zone it.

QUINN – Council is presently awaiting permits for DenMor Estates. We are in possession of correspondence from: James, Warner, Lang, Shaw's, Reed.
Thank-you everyone for attending!

Mayor Quinn: Closes Public Hearing at 2:33PM

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REGULAR COUNCIL MEETING RECONVENED AT 2:45 PM

137/2013 Tarasiuk:

That item 5.2 - Discretionary Use Application and Development permit be tabled to be brought forward for the August 09, 2013 Regular Meeting of Council.

CARRIED

Councillor Lozej returned to Council meeting at 3:04 Pm

6 PRESENTATIONS, DELEGATIONS AND RELATED REPORTS:

7 COMMUNICATIONS/PETITIONS PACKAGE

7.1 Letter dated April 21, 2013 from Elizabeth Thorpe regarding work at Henderson Place

138/2013 LOZEJ:

That item be referred to administration

CARRIED

7.2 Letter dated June 18, 2013 From Sask Rivers Public School Division regarding Airstrip Tax Exemption

RECOMMENDATION: Receive and File

7.3 email dated July 01, 2013 Ian and Natalie Martin

RECOMMENDATION: Receive and File

7.4 Letters dated July 01 Steve Flaman

RECOMMENDATION: receive and File

7.5 Letter dated July 02 Dave Weightman

RECOMMENDATION: Receive and File

7.6 letter dated July 2, 2013 Mile Lozej

RECOMMENDATION: Receive and File

7.7 Letter (undated) Will Vanderbyl

RECOMMENDATION: Receive and File

7.8 Letter dated July 3, 2013 Boris Billay

RECOMMENDATION: Receive and File

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7.9 Letter from Glendale Park Recreational Co-operative Ltd. dated July 10, 2013 regarding reduced speed limit Glendale area.

RECOMMENDATION: That Council advise administration that the Speed limit on Main be posted to 40 Kilometres per hour as per Bylaw 5/85 (attached)

7.10 Letter from R.C.M.P. Nipawin detachment regarding Quarterly progress report

RECOMMENDATION : Receive and File

139/2013 PAINCHAUD:

That the Communications, Petitions Package items be received and referred as indicated **CARRIED**

8. CONSENT AGENDA

8.1 Report from EPS Management Services Inc. dated June 2013 regarding patrols and activities for Bylaw enforcement

140/2013 TARASIUK:

Receive and File

CARRIED

8.2 Report from CIB received July 09 regarding activities and request for maintenance and recycle bins.

141/2013 PAINCHAUD

1. That Council approves the request for a recycle bin conditional upon an administrative review as to safety and other considerations and.
 2. That administration is authorized to proceed or not based on the review and report back to Council via email of the decision.
 3. That the maintenance issues are referred back to administration for review and action
- CARRIED**

9. REPORTS:

9.1 Report from Assistant Administrator regarding statement of financial activities for the period ending June 30, 2013

142/2013: PAINCHAUD

That the report from Assistant Administrator regarding statement of financial activities for the period ending June 30, 2013 be received and filed

CARRIED

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9.2 Report Accounts Paid and Payable- attached to these minutes

143/2013 PAINCHAUD:

That the report from Assistant Administrator regarding Accounts paid and Payable be received and filed. **CARRIED**

9.3 Report from Building Official dated July 08, 2013 regarding a request for subdivision – Jake Jacobson and Candle Lake Flying Club

144/2013 Tarasiuk:

That Council sends a letter to the Candle Lake flying Club c/o Jake Jacobson stating that the Resort Village of Candle Lake is in support of the subdivision of the three new residential lots (see attached map).

CARRIED

9.4 Report from Building Official dated June 27, 2013 regarding support for lease or purchase of crown land in the Industrial subdivision

145/2013 LOZEJ:

That Council sends a letter of support for the purchase or lease of the crown land that shares the North property line owned by Ray Barden that North Industrial Concrete is located on. **CARRIED**

9.5 Report from Assistant Administrator dated June 28, 2013 regarding New Construction property tax incentive.

146/2013 PAINCHAUD

That Council approves the following Building Property and School Tax Pilot Project for 2013.

A graded Property and School tax exemption will apply to new construction of a principle dwelling with accompanying accessory buildings all constructed in 2013 or 2014 as follows:

- 2014 - Year 1 – 100% of Improvements are Tax Exempt.
- 2015 - Year 2 - 100% of Improvements are Tax Exempt.
- 2016 - Year 3 - 100% of Improvements are Tax Exempt.
- 2017 - Year 4 - 75% of Improvements are Tax Exempt.
- 2018 - Year 5 - 50% of Improvements are Tax Exempt

CARRIED

9.6 Report from Administrator dated July 11, 2013 regarding the North Central Mutual Aid Association Agreement.

147/2013 PAINCHAUD:

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That Council authorizes the Mayor and Administrator to sign the North Central Mutual Aid Association Agreement and forward the document to that Association

CARRIED

10 UNFINISHED BUSINESS: none

11. INQUIRIES:

12. INTRODUCTION AND CONSIDERATION OF BYLAWS:

13. Unfinished Business Bylaws:

13.1 Bylaw No. 06 of 2013 to amend the Zoning Bylaw to change 11.1.2 (c) by removing the words "unserviced campground" and replacing them with the words "campgrounds and/or RV Parks" (2nd and 3rd Readings)

ITEM POSTPONED RE COUNCIL MOTION 136/2013

14. Giving Notice:

15. Motions:

148/2013 Painchaud

That Bylaw 21 of 2013 be amended to include a new definition –
Single Project means a single business that is operating on a daily basis in the Resort Village of Candle Lake and does not include a Farmers Market, Trade Show/Fair or Flea market

And

The schedule of fees attached to bylaw 21 of 2013 be changed to reflect a fee of \$20/day for a single project.

CARRIED

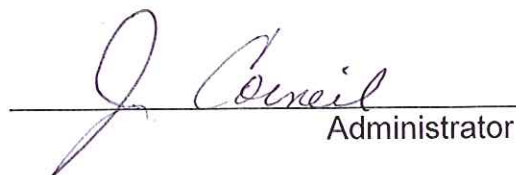
16. ADJOURNMENT

149/2013 SIMONEAU:

That the meeting adjourns at 3:51 PM.

CARRIED.


Mayor


Administrator