

Resort Village of Candle Lake Regular Council Meeting

November 08, 2013

A Regular Council Meeting of Council for the Resort Village of Candle Lake was held on November 08, 2013, in the Community Hall at Candle Lake, Saskatchewan.

**ATTENDANCE:** The following were in attendance:

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

**1. CALL TO ORDER:** Mayor John Quinn called the meeting to order at 1:12 pm.

**2. SUBMISSION OF PECUNIARY INTEREST:**

**2.1** Councillor Lozej declared an interest in item 12.3 and Bylaws 18 and 19 of 2013 and submitted the proper form to the administrator. (attached)

**2.2** Councilor Tarasiuk declared an interest in item 9.6- Completion Certificates and submitted the proper form to the administrator (attached Schedule "A")

**3. ADOPTION OF MINUTES:**

**274/2013 PAINCHAUD:**

That the Minutes of the Regular Council Meeting HELD October 11, 2013, and the Special Council Meeting held October 11, 2013 be taken as read and adopted.

**CARRIED.**

**4. APPROVAL OF AGENDA:**

**275/2013 SIMONEAU:**

That the agenda, as amended, be approved and that presentations, delegations and speakers listed on the agenda be heard when called forward by the Mayor.

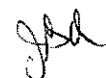
Additions to the agenda:

1. Section 5 Bylaws 18 & 19 of 2013 public Hearing

a. Speaker: Chris Knutson

b. Letters: Bernie Tetreault, Jason Doell/Laurae Doell, Kathleen Lohrenz Gable, Greg Breeze, Tammy Weightman, Wayne Klassen

**CARRIED.**



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**PUBLIC HEARINGS AND APPEALS:**  
**COUNCILOR LOZEJ LEFT THE PROCEEDINGS AT 1:18 P.M.**

**5.1 Bylaw 18 and 19 of 2013- Change to BPS Schedule "A" and Rezoning  
from Conservation to Commercial – Evergreen RV Park**

**Mayor Quinn opened the Public Hearing @ 1:19 pm.**

**Notes from Public Hearing November 8, 2013**

**Proposed Bylaws 18 & 19 – 2013- Bylaws to amend the BPS and the Zoning Bylaw**

**Ron Warner**

#9 2<sup>nd</sup> Cres. North Candle Lake

Ron appeared on behalf of his neighbours

- pled that Council defeat Bylaws 18 & 19 – do not re-zone.
- listen to people and defeat this once and for all.
- ratepayers don't want it.
- OCP needs amendment.
- heard that \$75,000 was spent on the OCP.
- we have overcrowding of the lake, beaches, roads.
- we need to write letters speak out.
- close the door on this zone change for once and all.
- the developer is motivated to make money.
- we feel the community is against this change.
- read the letters that are overwhelmingly against this development.
- Why would members of this Council VOTE to bring this forward with the few changes that have been made when it was defeated in July/13.

**Chris Knudsen**

13 Fairway Dr. Candle Lake

- Full time residents.
- began by renting a cottage and then bought a 16' trailer.
- he was in a trailer park for 7 years.
- they took advantage of all that Candle Lakes offers and established life-long friendships.
- why are some people trying to deny others the same opportunity.
- Fact – a high % of trailer owners can't even afford a boat.
- Positive aspects of the proposed trailer park:
  - a place to go for those who can't afford a cottage
  - money spent at local businesses
  - create lasting memories and friendships

*JP*

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- Negative aspects of the proposed trailer park:
  - NIMBY – it will upset a small group of cottage owners
- Hope that Council votes YES to the proposed re-zoning.

**Borden Wasyluk**

- residents of Sackett's North are against this proposal.
- destruction of wetlands.
- Council wants to circumvent the issue.
- timing of Public Hearings is poor – most residents are not here.
- to the administrator – e-mail is not a solution as many people do not respond.
- people are not going to respond to the Notice as the maps are too small to read.
- the Village administrator stated that the impact study of 598 park sites will be expanded by 78, yet today we are looking at an additional 160 more units.
- the old hotel site is expanding to include a trailer park as is Misty Meadows trailer park.
- there is a good supply of community and residential lots available.
- in 1977 RVCL included land that was Conservation and now we want to push ahead and re-zone this same land to Commercial.
- the trailer park at the Golf Course was designed so as not to impact the local homeowners.
- there will be no access to the beach and the wildlife will be impacted.

**Barrett Prokopie**

- he read the article in the PA Herald.
- he is age 31 with 4 young boys.
- he says that he will never be able to afford a home.
- his grandfather owns a cabin.
- an RV is potentially something that he could own.
- it is difficult to even find a place for a tent for a substantial period of time at the lake.
- the zoning of Conservation land – the developer plans to use the drylands, not the wetlands.
- others would like to enjoy the lake too.

**Tanya Adolph**

- her understanding is that the trailer park will house PARK Models.
- PARK model trailers are not necessarily feasible for lower income families.
- she sold her cabin last year and lost money on it.
- bought a new cabin at 26 Kings Way in the Sackett Subdivision.
- she love to kayak and is concerned about conservation.
- there are a ton of properties for sale and we already have lots of trailer parks available as well.

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- she disagrees with the timing of the Public Hearing as most people have left the lake for the winter.
- what other development opportunities are available besides another trailer park?

**Steve Flaman**

- expressed his appreciation that we are taking time for this Public Hearing.
- Steve gave us some history:
  - he purchased his Simon Lehne property 18 years ago when his children were 5 and 7 years old. They had a glass wall which provided a beautiful view of the lake.
  - the land in front of them was subdivided and two-storey houses went up that totally blocked his homes' view of the lake.
  - they accepted and "adapted" to it.
  - he asked Council – What is the lake like compared to when you first came here. Things have changed.
- he is asking that only 40 acres out of the entire 110 acres be re-zoned from Conservation to Commercial.
- 6 years ago he went to Community Planning and they deemed that the 40 acres that he is asking to rezone are high enough for development.
- if Council approves his application it still has to go through all the appropriate government agencies (SERM, Oceans & Fisheries, Community Planning for Ministerial Approval, etc.).
- the Service Agreement with the RVCL will be where all the conditions will be spelled out. The Service Agreement is a partnership and the RVCL can ask that an environmental study be carried out.
- the cost of this development will bring revenue to the village with a cost of approx. \$4,000.00 per site for bobcat preparation alone.
- families will spend money in the community at all the local businesses.

**Richard Lang**

- concerned about the environmental impact of this development.
- the marshlands act as a filtration system for Candle Lake.
- a high density park will impact Sackett's and Sandy Bay.
- there will be congestion on the roadways and safety concerns.
- there are a limited amount of boat facilities – Sandy Bay is already overcrowded.
- in mid-August there can be upwards of 40 boats near the shore.
- this development will devalue existing property values as there are over 400 homes for sale now.
- we already have 7 trailer parks.



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### **Mark & Gisele Ruest**

- they are opposed to this development Bylaws 18 & 19.
- the swamp acts as a filtration system for Candle Lake.
- Candle Lake cannot handle the extra traffic.
- we do not need an RV park and because it is seasonal the people in the park won't support the local businesses year round.

### **Lana Rossmo**

- we need to keep Candle Lake clean and clear.
- passes to Sandy Bay will overburden the park.
- asked Council to consider how this development will enhance Candle Lake.

### **Terry Reed**

#16 -2<sup>nd</sup> Crescent North

- we don't need more trailer parks as there are not enough boat launches and parking already and Sandy Bay is overcrowded.
- two to three rows of the trailers would be in the swamp area.
- Terry submitted 200 signatures of ratepayers who are opposed to the development.

Steve Flaman went up to the microphone to address a concern and Ron Cherkewich stood up and drew attention to Rule #2 in the Rules of Conduct for the Public Hearing. "Public Hearings are not debates". Ron stated that this was not a forum for debates or sales pitches. Mr. Flaman agreed and sat down.

### **Mike Lozej**

- he is a main street resident who also "controls the height of the dam" and "coffee shop rumours".
- by saying no to this development the community is saying no to \$640,000 in lumber yard sales and an additional \$640,000 in business for local contractors. Also, the spin-off includes \$160,000 in revenue for existing businesses such as septic, restaurants, stores, etc.
- not one business has said no to this development.
- by voting no the ratepayers are saying no to Candle Lake businesses which are the heart of the community.

### **Gail Graham**

- lives at #151 Lakeview Drive
- this land in question has been Conservation land since 1977.
- it serves to filter our land and water and protects our waterways and fish.
- our job is to protect that conservation land.

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- the developers knew that it was conservation land when they purchased it.
- "I am not opposed to development, I am opposed to this development"
- 160 trailers developed on Conservation land – doesn't that seem hard to believe – it seems odd that we are willing to entertain the idea of turning Conservation land into Commercial land.

**Sharon Knudsen**

- there is a lot of opposition to this development.
- how much of this Conservation land can be re-zoned?
- once approved – the feasibility studies will need to be done.
- she and her husband Chris began in the trailer parks.
- we should afford others the same opportunity.

**Letters from residents (attached) - Schedule B to minutes**

**Mayor John Quinn closed the Public Hearing on Proposed Bylaws 18 & 19 – 2013 at 2:14 pm**

Mayor Quinn turned the chair over to Deputy Mayor Simoneau at 2:16 pm

**276/2013 QUINN:**

That Second and Third Reading of Bylaws 18,19,20,21,23,24,25 and 26 of 2013 be deferred until such time as the Resort Village of Candle Lake Capacity Study is complete.

**CARRIED**

**Mayor Quinn returned to the chair at 2:30 pm**

**COUNCILOR LOZEJ RETURNED TO THE MEETING AT 2:31PM**

**Public Hearing Opened at 2:32 pm**

**5.2 Bylaws 20 & 21 of 2013 – Change to BPS Schedule "A" and Rezoning from Conservation to Commercial – Mariners Cove Marina**

**5.3**

**Mayor Quinn opened the Public Hearing for Bylaws 20 & 21 – 2013 for Mariners Cove proposed marina at 2:32 p.m.**

**Notes from hearing:**



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**Marcus Henderson**

- this proposed marina is to provide a spot for people who live here at Candle Lake to launch and keep their boats.
  - we will try to keep it 500 ft. from Elm Street, 1,500 ft. from Nobles Point, and 200 ft. away from the drainage ditches.
  - he has received the approval of the Ministry of Environment, Ocean's and Fisheries and an environmental study has been completed.
  - the marina channel must be 50 ft. wide and long enough to accommodate boats. A 5 – 6 inch filter must be in place at all times during the trenching of the channel to keep water purified.
  - there is no plan for a trailer park and this will be included in the Service Agreement.
  - there will be a double launch for boats to control traffic issues.
- Mayor Quinn asked Marcus about large rocks in the channel and Marcus responded that there are no large rocks and the channel will be 50 ft. wide.

**Dan Tyson speaking notes attached Schedule "B"**

**-highlights of the letter include:**

- the proposed marina does not fit on this parcel of land.
- rezoning affects the residents therefore the Public Hearings should be held during a time when the majority of the residents are available.
- get the Government to put another dock in at Nobles Point instead.

**Ed Horn**

- this hearing is being held at an inconvenient time as the majority of the people have left the lake.
- the need for another marina needs to be balanced by the lack of sufficient infrastructure, etc.
- commended Mayor Quinn's motion to delay the voting on the public hearings until after the Carrying Capacity study is completed.
- the results of this study need to be done before Council makes a decision.
- the scope of the project has been developed before in 2012. The changing scope of the marina project has not been adequately explained to the public.

**Monica Tyson**

- opposed to Bylaws 20 & 21 because of the rezoning from Conservation to Commercial.
- appreciated the Mayor and Councilors' time.
- commends the village for including documents, but the site plans were very difficult to discern. She went to SERM to figure out where this proposed marina was to be located.

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- the site plan included storage facilities.
- she needs more information than that provided by coffee row.
- does this proposal adhere to the BPS?

### **Susan Rieseberg**

- # 13 Nobles Street
- has lived here since 2010.
- not happy with the traffic on Simon Lehne road.
- hard to walk on that road because it is treacherous.
- it will be dangerous to have a marina there – poor location
- she heard that three potential areas were brought forward to Council and that the Council “recommended” this spot?
- boat safety is a concern as Waskateena is the busiest beach with kayaks, canoes, and swimmers.
- she doesn't want to see the wetlands destroyed.

### **Carol Cherkewich**

- had property since 1974.
- her children grew up here in the summers.
- the property in question should remain Conservation forever.
- it is important to keep the Conservation land intact because wildlife is extremely important.

### **Ron Cherkewich**

- need proper information for this process.
- Joanie Mitchell song states “we paved paradise to put up a parking lot”.
- thank you to administration for the RFP to do an Environmental Study on Candle Lake before proceeding on these proposed bylaws.

### **Rusty Hope**

- Nobles Point marina went in years ago and that road still needs to be paved.
- the road is dusty and people have a hard time selling their properties.
- “Why put a bandaid on a sucking chest hole?”
- we will never have enough boats to fill this marina.
- Clearsand and Telwin Marinas are not full as it is.
- where do we draw the line on marinas and trailer parks – we have more than at any other lake in Saskatchewan.
- North of Fisher Creek – there is an area that is being used as a boat launch that is not “legal” yet we turn a blind eye to that.
- we need to look 50 to 100 years down the road, not just our lifetime.



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**Kathy Brown**

-not available to speak so Joan Cornell read her letter (Attached in Schedule C)

**Letters from residents (attached) - Schedule C to minutes**

**Mayor Quinn closed the Public Hearing for Proposed Bylaws 20 & 21 – 2013 at 3:10 pm.**

**John Quinn opened the Public Hearing on Proposed Bylaws 23, 24, 25 & 26 at 3:15 p.m.**

**Myron Derow**

-#39 Ken Crescent

-Marina proposed on parcel K (DenMor) has a lease in place.

-they have identified and listened to what people want to see:

- 1) Boats have gotten larger –the larger pontoon boats are having difficulty launching and need a place for storage.
- 2) There are not enough public launches – we will have four (4) launches available.
- 3) Damage to the roads will be minimized as there will be on-site boat storage.
- 4) The roads will be hard-surfaced to reduce dust.
- 5) Drainage will be taken into consideration. They have an agreement with Beardy's Okemasis to relocate the road and power.

There will be 180 to 200 boat slips and other boats will be kept in storage when not in use.

- 6) Eco-friendly fuel stations to prevent spills into lake.

80 ft. channels to prevent scrambling and waiting.

- 7) Large list of cabin owners who want to take advantage of this.
- 8) Dept. of Fisheries and Oceans (DFO) has approved the necessary permits. There will be strict rules and requirements that have to be laid out in the Service Agreement.
- 9) No trailer park will be coming.
- 10) Need extra land for outbuildings (they will be hidden from the highway by trees)
- 11) Will be using floating docks as these are proven to be a great habitat for fish.

**Councilor Simoneau:** Why has this not begun yet?

**Myron Derow:** The dirt must be moved off site and unless they have extra land to move the dirt onto they require parcel KK.

**Lyle Ponath:**

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-Why are people from Paddockwood and others coming to use our lake because our lake is already overtaxed.

**Letters from residents (attached) - Schedule D to minutes**

**Mayor Quinn closed the Public Hearing for Proposed Bylaws 23, 24, 25 & 26 – 2013 at 3:25 pm.**

**Public Hearing opened 3:26**

**5.4 Discretionary Use Development permit – Minowuka Lodge**

**Mayor Quinn opened the discussion for the Discretionary Use Permit by Minowukaw Lodge at 3:26 pm.**

**Notes from Public Hearing**

**Brad Jorgenson**

-spoke on behalf of his father Al Jorgenson (principle property owner in the area - #5 Helbig Street).

-live across from the rental properties.

-in favor of the proposal, but request certain conditions be in the Service Agreement including:

- 1) A fence between the trailer park and the homes on Helbig Street (not a rope fence). The precedent has been set in Holiday Acres and Mariner's Cove trailer parks.
- 2) Owners have access to land for boat storage which would access the lake in front of homes and safety is an issue.

**Councilor Tarasiuk asked:** What kind of a fence do you envision?

**Brad Jorgenson replied:** A solid 6 ft. fence.

**Jeff Jorgenson**

-#8 Birch

-in support of the development at Minowukaw.

-"the Devil is in the Details"

-appreciate administrative recommendations.

-restrict access onto Helbig Street.

-a fence is very important otherwise boats and parking will expand onto the public street.

-Crown land is being leased to the Developer therefore the Service Agreement with the RVCL needs to be strict to prevent any loop holes.



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**Shari Kosakavitch**

- feels passionate about this.
- four (4) owners are directly affected by this.
- she lives at #3 Helbig – her husband has fished there for 45 years and has always removed his boat from the water. It is a challenge to do this and sometimes he does it twice a day.
- they tore down a shack on their property and invested in a building that would be their retirement home.
- if she has to live across from a trailer park she wants to see a fence erected and the developer should plant a row of trees by the fence to further beautify the area.
- young children need safety and therefore all traffic from the trailer park should access and leave the park on the developers' property and not spill out onto Helbig St.

**Lloyd Caithcart**

- the developer tore down really old cabins to convert the area into an RV Park.
- a fence is necessary.

**Letters from residents (attached) - Schedule E to minutes**

**Mayor Quinn closed the hearing at 3:45pm**

- Report from Administrator dated November 01, 2013 regarding Discretionary Use Development Permit- Minowuka Lodge

**277/2013 PAINCHAUD:**

That Council approves a Discretionary Use Development permit for Minowuka Lodge on Parcels A B and C Beach Avenue Plan # 72PA04826 subject to the following conditions:

- a. That the total amount of RV sites does not exceed 40
- b. That all sites meet the regulations set out in Bylaw 28 of 2010
- c. That the required entrance and exit to the site be off of Beach Avenue
- d. That a physical barrier such as a roped fence be placed across the North boundary of the site.
- e. That a 6'solid wood fence similar to Mariners Cove be placed along Helbig street thus allowing no exit or entrance onto Helbig street
- f. Option to place a row of trees along fence

**CARRIED**

**6 Presentations, Delegations and related reports:**

**7 Communications/Petitions Package:**



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**7.1 Letter from FCM dated October 16, 2013 regarding membership fees.**

**RECOMMENDATION:** That Council direct administration to submit fees for FCM membership and travel fund of two hundred and forty two dollars and ninety cents (\$242.90) .

**7.2 Email dated August 31<sup>st</sup>, 2013 regarding NCTPC notification of meeting and August 01 Minutes.**

**RECOMMENDATION:** That Council authorize the attendance of a Council member and/or staff to attend one of the meetings as outlined in the email - to review the Updated Transportation Plan for the NCTP area.

**7.3 Letter forwarded from District of Lakeland dated October 11, 2013 regarding Saskatoon Regional Growth Summit.**

**RECOMMENDATION:** That the Mayor and Councilors be authorized to attend the Saskatoon Regional Growth Summit Nov 20 and 21<sup>st</sup> in Saskatoon and that related expenses are paid by the RVCL

**7.4 email from Bioforest regarding Spruce Budworm Survey and information regarding similar damage caused by other insects.**

**RECOMMENDATION:** Receive and File

**7.5 Letter from Wapiti Regional Library dated October 21, 2013 regarding budget and semiannual meeting**

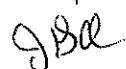
**RECOMMENDATION:** THAT Council authorizes the representative for the Wapititi Regional Library to attend the semiannual meeting and budget debate to be held in Prince Albert Sat Nov 16, 2013 and that all related expenses are paid by the RVCL

**7.6 Letter from COPPS dated October 01 regarding donation to COPPS**

**RECOMMENDATION:** Receive and file

**7.7 Letter from CUPW dated October 14, 2013 regarding Canada Post services**

**RECOMMENDATION:** Receive and File



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**7.8 Email from SUMA dated October 29, 2013 regarding Municipal Leadership Development Program**

**RECOMMENDATION:** That Council authorizes:

- a) members of Council and the Administrator to register for the Municipal Leadership Development Modules Fall sessions for 2013 when able and where deemed beneficial by the attendee
- b) That Council members and the administrator indicate which modules they are interested in taking and that the administration arrange for accommodations and registrations.
- c) Council members and the administrator to complete the modules if needed or deemed beneficial by attending future MLDP modules in 2014
- d) All related expenses to be paid by the Village.
- e) Further that, where possible, travel costs should be minimized by carpooling.

**278/2013 TARASIUK:**

That the Communications Petition Package items be received and referred as indicated. **CARRIED.**

**8 Consent Agenda:**

**8.1 Page 127 Report from Detachment Commander RCMP dated October 02, 2013 regarding Quarterly Progress Report and Annual Performance Plans**

**RECOMMENDATION:** Receive and File

**8.2 Page 129 Report from EPS Management Services Received October 01, 2013 regarding Bylaw Enforcement for August**

**RECOMMENDATION:** Receive and File

**8.3 Page 131 Report from Candle Lake Parks and Recreation Board October**

**RECOMMENDATION:** Receive and file

**8.4 Report from Administrator dated October 30, 2013 regarding donation to the Royal Canadian Legion**

**RECOMMENDATION:** That Council approves an annual donation of fifty dollars (\$50.00) or the future rate to the Royal Canadian Legion for the rental of a wreath to be placed at the Cenotaph on Remembrance Day.



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**8.5 Page 133 Schedule "A" Bylaw 18-2011- Applicant Appointment, Permit to Control Nuisance Wildlife within the Resort Village**

**RECOMMENDATION:** That Gerald Fremont be appointed to Control Nuisance Wildlife within the Resort Village

**279/2013 PAINCHAUD:**

That the Consent Agenda be received and that the recommendations contained therein be approved as indicated. **CARRIED**

**9. REPORTS:**

9.1 Report from administrator dated Oct 30, 2013 regarding EOC Training

**280/2013 LOZEJ:**

That Council authorizes the applicable Resort Village Staff and the Mayor, if necessary, to attend the workshops related to EOC training to be held in the Resort Village of Candle Lake and authorize the Administrator to post the planned closure of the office for the duration of the training time.

**CARRIED**

9.2 Reports from Assistant Administrator regarding financial statement and listing of accounts paid and payable as of November 08, 2013

**281/2013 TARASIUK:**

Receive and file and approve payment for the listing of accounts paid and payable as of November 08, 2013 **CARRIED**

9.3 Report from Administrator dated Oct 30, 2013 regarding Sask Power easement

**282/2013 LOZEJ:**

That Council authorizes the Mayor and Administrator to sign the easement agreement with Sask Power Blk 1 Plan 77PA12723. **CARRIED**

9.4 Report from Administrator dated October 30, 2013 regarding Bylaw amendment to the North Central Lakelands Planning District Agreement Bylaw 28.

**283/2013 PAINCHAUD:**

That Council approves the inclusion of Christopher Lake into the North Central Lakelands District Planning District (the District) and that Bylaw 28 of 2013, a Bylaw to amend the District agreement be laid on the table and brought up under the order of business "Introduction and Consideration of Bylaws".

**CARRIED**

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9.5 Report from Administrator dated Nov 01, 2013 regarding Bylaw 12 of 2013 - NCLDP -OCP

**284/2013 TARASIUK:**

1. That Council gives second and third reading to Bylaw 12 of 2013 and direct administration to submit all the necessary documents to Community Planning for Ministerial approval.
2. That Bylaw 12 of 2013 be laid on the table under "Unfinished Business Bylaws" for 2<sup>nd</sup> and third reading

**CARRIED**

**COUNILOR TARASIUK LEFT THE MEETING AT 4:05**

9.6 Report from Administrator dated October 30, 2013 regarding Completion Certificates, Haydukewich and 101104689 Saskatchewan Ltd.

**285/2013 LOZEJ:**

That Council directs administration to prepare a letter as Certificate of Completion dated October 01, 2013 for

1. Betty Haydukewich (Heritage Grove) with Bond reduced to \$25,000
2. 101104689 Saskatchewan Ltd. (C/O Parenteau- Akre's Cove) with Bond of \$10,000

**CARRIED**

**COUNCILOR TARASIUK RETURNED TO THE MEETING AT 4:08PM**

9.7 Report from Administrator dated October 30<sup>th</sup> regarding Clearsand Marina expansion

**286/2013 TARASIUK:**

That Council direct administration to respond to Community Planning regarding the subdivision of SE ¼ Section 7 and SW ¼ Section 8-56-23 W2M – Proposed parcel G- Marina and Environmental Reserve that the subdivision is a permitted use.

**CARRIED**

9.8 Report from Administrator dated October 30, 2013 regarding second and third reading of Bylaw 14 of 2013

**287/2013 SIMONEAU:**

That Council gives second and third reading to Bylaw 14 of 2013 to amend the Zoning Bylaw 02 of 2002 – Inset "F" and that Bylaw 14 be laid on the table under order of business "Unfinished Business Bylaws".

**CARRIED**

9.8 Report from Assistant Administrator dated November 01, 2013 regarding amendment to Policy 200-60 five year graded residential construction tax incentive policy.

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**288/2013 PAINCHAUD:**

That Council approves the amendment to the Five (5) Year Graded Residential Tax Incentive Policy to accommodate a clause for Contractors building homes for resale.

**CARRIED**

9.9 Report from Assistant Administrator dated November 04, 2013 regarding Tax Incentive- Industrial building incentive.

**289/2013 LOZEJ:**

1. That Council approves the Five Year Graded Industrial Construction Tax Incentive Policy– Policy No. 200-61.
2. That Council direct administration to advertise the policy by sending application forms to all parties that have taken a building permit retroactive to January 01, 2013 .

**CARRIED**

**10. INQUIRIES: Councilor Tarasiuk requested that all groups involved in community billboards meet to coordinate efforts**

**11. INTRODUCTION AND CONSIDERATION OF BYLAWS**

**1.1. Page 154 Bylaw 28 of 2013- a Bylaw to amend the North Central Lakelands District Planning Agreement.**

**290/2013 SIMONEAU:**

That Bylaw No.28 of 2013 be read a first time.

**CARRIED**

**291/2013 LOZEJ:**

That Bylaw No.28 of 2013 be read a second time.

**CARRIED**

**292/2013 TARASIUK:**

That leave be granted to read Bylaw No.28 of 2013 a third time

**CARRIED**

**293/2013 SIMONEAU:**

That Bylaw No.28 of 2013 be read a third and passed and that Bylaw No. 28 of 2013 be now adopted, sealed and signed by the Mayor and the CAO.

**CARRIED**



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**12 UNFINISHED BUSINESS BYLAWS**

12.1 Bylaw 12 of 2013 – A bylaw to adopt a new Official Community Plan AND  
Bylaw 14 of 2013 – a Bylaw to amend the Zoning Bylaw of 2002-Inset "F"

**294/2013 SIMONEAU:**

That Bylaw No.12 of 2013 and Bylaw 14 of 2013 be read a second time  
**CARRIED**

**295/2013 TARASIUK:**

That Bylaw No.12 of 2013 and Bylaw 14 of 2013 be read a third and passed  
and that Bylaw No. 12 of 2013 and Bylaw14 of 2013 be now adopted, sealed  
and signed by the Mayor and the CAO. **carried**

**13 GIVING NOTICE**

**14 ADJOURNMENT**

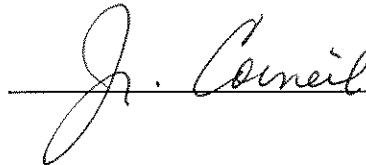
**296/2013 SIMONEAU:**

That this meeting adjourn at 4:20 PM

**CARRIED.**



Mayor



Administrator



THE RESORT VILLAGE OF  
CANDLE LAKE

STATEMENT OF PECUNIARY INTEREST

I, Michelle Lozej, a duly elected official for the Resort Village of Candle Lake, do declare a pecuniary interest in the following matter:

Date: Nov 8/13

Agenda item: Public Hearing Bylaws 18.19 and 12.3

Signed





THE RESORT VILLAGE OF  
CANDLE LAKE

STATEMENT OF PECUNIARY INTEREST

I, LOUISE TARASLUK, a duly elected official for the Resort Village of Candle Lake, do declare a pecuniary interest in the following matter:

Date: Nov 8/13

Agenda item: 9.6 Completion Certificate Haydukewich

Signed

Louise Tarasluik

To: Mayor and Council of the Village of Candle Lake, Saskatchewan  
June 29, 2013

Re: Proposal for 120 un-serviced Trailer Lots located on land west of highway  
adjacent to Sackett's subdivision

We the undersigned write to express and register our disapproval of the above project that we believe is before you now.

The area to be developed is water filled swamp land. It always has and likely should be. I would expect it would take a tremendous amount of fill to create the sites in question let alone area for recreation around it, and I question the contaminate that would come along with the material.

We further believe the road system from downtown to the site or from the other direction has already shown signs of wear and the heavy load traffic would further deteriorate it to the point the village would have a large expense to fix or bring back to its proper state.

Water moves naturally through this region with the rise and fall of water levels and flows out through Fisher Creek, adjacent to this property. I worry about the contaminate again potentially harming the lake and especially our bay as this river dumps directly into to it already.

Our bay is already very busy with boat, Seadoo, canoe, and swimmer activities. We would expect 120 new lots would bring additional boats, Seadoo's, swimmers, etc further potentially creating a dangerous situation. Lots of us leave the bay for other areas of the lake to avoid the traffic already. This is unfortunate and more sites would simply raise this concern and situation.

Surely there are other more usable space around this vast lake that is not sensitive swamp land adjacent to the main tributary to our lake, a spawning area for our fisheries, and already a crowded area.

In summary:

We are opposed to the approval of this plan moving forward. Our lake community needs strong leadership that has a vision for expansion of the population that protects our lake, and supports the entrepreneurs who generate economic growth. We expect this is already your goal, we do not think this proposal is right at this time.

We appreciate your hard work and thank you for your consideration in this matter.

Name/signature

Address

Greg White

5-2nd Cres N

Richard Long

17-2nd Cres N

LORNA WHITE

5 2nd Cres N.

Ann White

5 2nd Cres N.

Lauren Shroyer

#1 2nd Cres N

Trudy Shroyer

#1 - 2nd Cres North

Shari Magill

#4 - 2nd Cres North

Doris Magill

#4 - 2nd Cres North

Cecilia Adland

#5 - Anne Cr.

Gilda Shaw

#14 - 2nd Cres. North.

Annie Shaw

#14 - 2nd Cres North

Lamy Cherapacha

96 Lakeview Dr

Shari Cherapacha

96 Lakeview Dr.

Lyneth James

#4 1st Cres N

Eli James

#7 1st Cres North

Eli James

#6 1st Cres North

Chilene James

#6 Lakeview North

Jenny Donahue

#135 Lakeview

Jenny Donahue

#137 Lakeview Dr

Jenny Donahue

137 Lakeview Dr.

Donna Donahue

#135 Lakeview Dr

Evelyn Dooley

#129 Lakeview Dr

Donna Dooley

129 Lakeview Dr.

Donna Dooley

#7 2nd Cres North

Donna Dooley

#7 2nd Cres North

Donna Dooley

#9 2nd Cres North

Donna Dooley

#15 1st Cres North

Donna Dooley

#9 Sackett North And Co. N.

Donna Dooley

#11 2nd Cres N.

Donna Dooley

#15 2nd Cres N.

Donna Dooley

#36 2nd Ave N

Donna Dooley

#36 Sackett North

Donna Dooley

#36 " "

Donna Dooley

17 2nd Cres North.

Donna Dooley

17 2nd Cr North

Donna Dooley

Mickey Levitsky

17 2nd Cr North

Name/signature

Address

Landell Hill	124 McCune Cr PA -10 2nd 968
Landell Hill	12 SECOND CRES N
Landell Hill	12 2nd Cr N.
Charlotte Gull/Williams	12 2nd Cr N
Landell Hill	#12 2nd Cr N.
Landell Hill	12 2nd Cr N
B. Tarnault	#12A 2nd Cr N.
W. Tarnault W. Tarnault	#12A 2nd Cr N.
D. Tarnault	12A 2nd Cr N
T. Tarnault	12A 2nd Cr N
L. Tarnault	12A 2nd Cr N
S. Tarnault	12A 2nd Cr N.
K. Reitz	15 Wayne Place
Landell Hill	#12 2nd Cr N.
Cliff Hill	24. 2nd Cr N
Monahan R. Gibson	#13 2nd Cr North
Don Bader	#15 2nd Cr North
Thompson R. Gibson	#5 2nd Cr North
Landell Hill	Telluride
Gene Seares	TELLURIDE LOT / BLOCK 1000
Dale Mathewski	#3 Clear Spring
Kenneth Bader / John Bader	#8 2nd Cr North
Ken Tommy Guse	#5 - 1st Cr North
John James	1st Cr North
John Bader	#11 1st Cr North
John Bader	#11 1st Cr North
Shannon Lee Shannon James	#2 Boots Bay
Robert James P	130 Lakewood Drive
Shelly Brown	1st Cr North Sacketts
Shelly Brown	#12 1st Cr N
Shelly Brown	130 Lakewood Drive
Shelly Brown	29 Lakewood Drive
Shelly Brown	9 Lakewood Place - Islandville
Shelly Brown	#10 2nd Cr North
Shelly Brown	#10 2nd Cr North

Name/signature

Address

Shirley Cochran	4 1st Cres South
Chris Cochran	"
Katherine Williams	#2 2nd. Cres South
Robert Williams	#2 - - -
Donna Epp Donna Epp	113 Lakeview Dr. Candle Lake
Lanny Nordstrom	109 Lakeview Dr.
JILL NORDSTROM	109 LAKEVIEW DRIVE
Betty Lupichak-Cooper	#8 2nd Cross.
1045 Jim Kozowicz	97 LAKEVIEW
Jim Kozowicz	97 LAKEVIEW
Shannon Horan	93 lakeview
Sharon Zbarschek	93 lakeview
WALLY ZBARSECHAK	93 lakeview
JEFF HORAN	93 lakeview
Darren Lindberg	91 lakeview
Rob Chambers	89A Lakeview drive
Kathryn Macpherson Chambers	" "
Tim Maloney	# 8 Boots Bay
Edith Schenk	4- 3rd Cres South
Nann Manly	87 lakeview drive
Shirley Campbell	81 lakeview Dr.
Cheryl Brooks	(10) 4th Cres S.
Boyd Warrick	102 South Cross
Len Pearson II	102 South cross
Mark Baker	11- 4th CR.
Doreen Baker	3 - 4th Cres
Arlyn Bob	3 - 4th Cres
Shirley Bob	3- 4th Cres.
Mike Mike	3- 4th Cres.
Mike Mike	#2 4th Cres
Maureen Mychan	#1 4th Cres. S.
Barry Mychan	#9 4th Cres S.
John Zechendorf	#6 4th Cres South
Michael & Carol Mychan	#5 3rd Cres South
Jan F. Mae	4 2nd Cross. South Sackville

Name/signature	Address	
Colleen A. Sakowsky	826 Pohorecky Cove	Saskatoon
Wayne Sakowsky	"	"
Colleen Sakowsky	Box 589	Martensville
Colleen Sakowsky	Box 589	Martensville
Mike Sakowsky	Box 589	MARTONSVILLE
Bob McBain	RR#7	Saskatoon
Pat McBain	RR#7	Saskatoon
Tenna Sakowsky	826 Pohorecky Cove	Saskatoon
Nicole Sakowsky	826 Pohorecky Cove	Saskatoon
Nellie Sakowsky	40 826 Pohorecky Cove	Saskatoon
Heather Thomas	9 Centre Cres	Candle Lake
Heather Walker	Box 194	Colonsay, Sask.
Ron Walker	Box 194	Colonsay, Sask.
	(#8 CENTRAL CR. CANDLER LAKE)	
Doree Cartin	1526 Helme Cr.	Prince Albert, SK.
Kaice Korycki		
Aylene Korycki	7 1st Cres S.	Candle Lake
Dorothy Lawton	9 1st Cres. S.	Saskatoon
Gordon Lawton	Candle Lake	Saskatoon
Barb Muesel	Candle Lake	Saskatoon
Tim Chad	10-1st Cres. South	Candle Lake
Ron Jancik	8-1st CRCS South	Candle Lake
Tom Daulton	1-1st CRCS South	Candle Lake
Nymette Jones	6-1st Cres. South	Candle Lake
Wally Jones	6-1st Cres. South	Candle Lake
Nathan Carlson	1st Crest South	Regina, SK.
Danille Carlson	1st Crest South	"
Rick Klemmer	"	Nipawin, SK.
Spicley Klemmer	"	Nipawin, SK.
Verna Caranagh	"	Nipawin, SK.
JACQUI DENYSIUK	#3 - "	Hennibourg SK
Ron Denysuk	"	"
Victor Hargreaves	14-2 <sup>nd</sup> CRCS S.	CANDLER LAKE
Victor Hargreaves	13-4 <sup>th</sup> CRCS	"
Michael Hargreaves	" 5 3rd cres	"



Name/signature

Address

Judy Rodier	#1 Wayne Place
Bob Rodier	#1 Wayne Place
JESS MEREDITH	#10 WAYNE PLACE
Deanna Meredith	#10 Wayne Place
Ralph PELLERIN	9 " " "
Alma HERRIN	54 LAKEVIEW
Mrs. Anne Dwanio Elena Clea Masell	
PATRICIA PELLERIN	Pat Pellerin 11 Wayne Place
Dorlene Gray	#16 Wayne Place
BARRY GRAY	16 Wayne Place
Jerry Reed	16 2nd Cr North
Jane Reed Mrs. Bill	16 2nd Cr North
Ben Masell	#4 - 2nd Crs North
Thill Masell	#4 - 2ND CRSS. NORTH
Mary Wiele	#2 - 1 Crs South
Conrad Wiele	#9 - 1 Crs. South

Name/signature

Address

Sandra Osler	#8 - 4th Cres S.
Dorlene Gajowski	#6 - 3rd Cres. Candle Lake
Diane Robson	#2 - 3rd Cres S. "
Linda Dykhorchuk	#3 Pine Drive
Scylla Dean	#4 Wayne Place Candle Lake
Heidi Eldstrom	#128 - Lakeview Dr.
Heidi Eldstrom	#128 - Lakeview Dr.
Kevin Floberg (spouse)	#6 South Cres
John Malley (Le-Roy Malley)	34 Kingsway, Candle Lake
Jill Medby (Jill Medby)	34 Kingsway, Candle Lake
Kenji Thompson	36 " " "
Nelson (Nelson)	32 Kingsway, CANDLE LAKE
Beryl Bergen	38 KINGSWAY, CANDLE LAKE
Helene Bergen	38 KINGSWAY, ✓ ✓

Name/signature

Address

Karen Hargraves	13-4th Cres S, Candle Lake
Dennis Bards.	#8 2nd Cres S, Candle Lake
Diana Brooks	#10 2nd Cres S
Res Fontaine	#11 2nd Cres, South
Connie Fontaine	#11 2nd Cres South
Panda Pol	9 2nd cr. South
Karen Volk	9 South Cres.
Jeanne Zeburly	5 South Cres
Deather Zelenky	5 South Cres
Donna Coopa	8 2nd Cres, South
Wendy Lind	6 - - - -
Wendy Smith	- - - -
Evan Blomquist	9 2nd Cres South
Marlene Harper	5 2nd Cres S.
Garry Caporawski	105 Lakeview Dr.
Wick Sapporowski	11 " "
Louise Simon	39 Lakeview Drive
Paul Mack Rd	#3 2nd Cres N.
Pat Akerbach	" "
Audi Robertson	#6 South Cres.

Name\signature

Address

Karen Grayson	10 Clearsand Dr.
David Kragan	- - - -
Miriam Kang	18 2 <sup>nd</sup> Ave. N.
Demi Long	" " " "

Maria Grayson	10 Clearsand Dr.
Sandra Grayson	10 Clearsand Dr.

November 4, 2013

The Resort Village of Candle Lake  
Candle Lake, Saskatchewan  
S0J 3E0

*Attn: Mayor & Council*

Dear Sir/Madam:

**RE: Bylaws 18 & 19 - 2013**

We are submitting this letter in support of the RV Park as proposed in the above bylaws. Why would we not want another RV Park within the boundaries of the Resort Village? We see no reason why council would not approve this proposal.

We first started coming to Candle Lake in 1978 when we purchased a truck camper and camped in the two Provincial Parks for a few years. This became a real bother as we could not get a camping site without planning way ahead and then could only stay in the site for a short time and had to move our unit. In 1984, we purchased a travel trailer and obtained a lot in Mariner's Cove. What a blessing, we had a young family and this was something we could afford and still stay at the lake that we loved. After seven years in the trailer park, we bought a cabin so we could enjoy the winters at the lake. We enjoyed our cabin for 21 years and last year purchased a home here and are now permanent residents at Candle Lake.

Our daughter, Krista, and her husband, Graham, and their two daughters, have recently purchased a winterized cabin so they could enjoy not only the summers but also what Candle Lake has to offer in the winter. Because of her childhood memories of Mariner's Cove, she wanted her children to experience the lake life she enjoyed when she was young and therefore she wouldn't even look anywhere else. This would not have happened if she had not had the opportunity to start enjoying Candle Lake in an RV Park. Krista also taught swimming lessons here at Candle Lake as well as working summers at the lake during her teenage years.

Also my sister, Donna Harker and her husband, Wes, rented a lot to park their trailer on in Mariner's Cove for a number of years. Thereafter, they purchased a cabin and then in a few years built a house, bought a business here and are permanent residents and active members in the community, Wes being the Fire Chief. Again, this may never have happened had they not had the opportunity to enjoy what Candle Lake has to offer while renting a seasonal site in an RV Park.

This is the same story we have heard from many people that enjoy snowmobiling and other winter activities that Candle Lake has to offer. They started coming to Candle Lake because they rented a lot and parked a trailer on it, and since have purchased homes or cabins here.

There are many young families that would love the opportunity to rent a lot in a RV Park, purchase a travel trailer they can afford and start enjoying this beautiful lake. Not to mention, there are some retired people who travel south in the winter and only want a summer trailer here. At the present time there are not enough of these spots available.

Here are a few reasons why we feel this development should be approved:

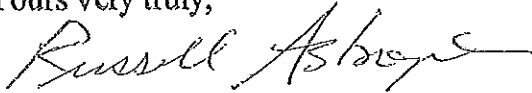
1. This would add substantially to the Resort Village tax base at no cost or very little cost to the Village as:
  - i) the developer/owner must build and maintain the roads within the RV Park at their own expense;
  - ii) the developer/owner is responsible to hire Greenland Waste for garbage disposal, it gets hauled away and does not go into our land fill;
  - iii) the main access road to this proposed RV Park is maintained by the Department of Highways.
2. The local businesses do rely a great deal on revenue generated during the summer months, so they can remain open during the winter.
3. Why would the Resort Village not approve private development? It appears the Resort Village feels that more development is necessary as they have used our tax dollars to develop a new 24 lot subdivision in direct competition to private developers. To our knowledge, these lots have yet to be put up for sale to recover those tax dollars spent. This is a terrible misuse of our tax dollars.

4. Why is the Resort Village spending tax dollars to promote growth at Candle Lake if new developments like this RV Park are not approved? The future of Candle Lake depends on growth and development.
5. If council does not allow this new development to proceed within the Resort Village and, there is demand, then it will happen in areas outside of the Resort Village boundary. If an RV Park is developed just outside the Resort Village boundary, these people will still utilize what Candle Lake has to offer, but will be paying their taxes to the surrounding Rural Municipalities instead. For example, Torch Gardens RV Park pays taxes to the R.M. of Paddockwood. We also know that a discussion took place with the R.M. of Torch River council in regards to an RV Park in the Minowukaw area. The surrounding RM's would not hesitate to approve an RV Park within their boundaries to improve their tax base.

If council is acting in the best interests of the tax payer, the above noted bylaws should be passed unanimously. As taxpayers, we cannot think of any reason why this should not be allowed.

Thank you for allowing us an opportunity to present this letter in support of the proposed RV Park.

Yours very truly,



Russell Astrope and Wendy Astrope  
Box 209, Candle Lake, Sk. S0J 3E0

To the Village Council and administration of Candle lake

RECEIVED

SEP 25 2003

I understand that the owners of the Evergreen manor have resubmitted another development proposal to develop the higher land in the Sackets sub division area. I watched the last one defeated by the mayor and two councilors voting against it. How many times can someone resubmit a proposal and tie up council and waste tax payers money by just altering their proposal?

The owner and developer of this property bought it knowing full well it was zoned con conservation when they purchased the property. They seem to believe if they keep applying with slight differences in their proposals that the Village will give up and OK a zone change against the wishes of the rest of the rate payers. I have heard members of council comment "well it is private land who are we to exert such power over private land". You are the council and mayor who's elected duty is to exert that power and protect the people who elected you from un wanted development!! I would not expect you to rezone my lot so I could put in a intrusive business in my yard I bought the property understanding what it was zoned as and I respect my neighbours . This is no different other than on a much larger scale. I have also heard that this RV proposal would help people who cannot afford a cabin. Come on , there are sites still unfilled and this is a development to make huge money for the developers not help the poor.

Just look at the 200 plus people who signed the petition against the Sackett Evergreen development , they have not changed their minds even though adjustments have been made . I find it underhanded to try and pass a development and zone change when the majority of tax payers are gone for the winter. A public hearing at this time of year will be extremely difficult for most property owners to attend as the majority live far away and many who live here have to work and cannot attend every meeting.

I sincerely hope the council listens to the people of the area who are going to be negatively affected if this development goes through versus listening to a contractor and developer who have purely financial gains as their goal and zero consideration for the people of the area who will have their way of life disrupted. This was not approved 7 years ago for exactly the same reasons we don't want it approved today. I refer to all the valid and legal points brought through by Rick Lang who's letter is on record with you as well as the other letters submitted by people of the area on behalf of all of us. I would be sickened if this was approved when a couple people want it for financial gain while hundreds of tax payers and voters are vehemently opposed for both personal life style and environmental reasons.

I looked back through village correspondence and noticed multiple letters from Developers complaining of water on their investment lots where they are demanding the village deal with it immediately! They are building lots on swampland and then demanding the rest of the taxpayers bail them out when they get caught with wet years and buyers lose interest. This is not directly relevant to the RV proposal at Sackets but does lend to the costs we taxpayers get saddled with when poor decisions are made on what land can be developed and guarantees from the village to keep water to certain levels are made on land that should never be developed.



Our lake is already turning tea colored from all the pumping into it from poorly planned developments and this proposal will only add to that as natural filtering is further reduced .

In conclusion there are many environmental, legal and long term planning reasons why this development must not get approved but equally important is the position of the tax payers and visitors to our area who do not want it to proceed and ruin their way of life . We are all being told by these developers that we can't stop progress and don't fear change. This is bullying and wrong , in the interest of our communities we do need to stop some developments and we need people to stand up for our rights and our lake. I sincerely hope the village council and mayor respect the wishes of the hundreds people of this community who elected you to represent and protect us from developments like this one. I hope our way of life is considered over financial gain for a few .

Please feel free to publish my letter on your site I noticed my last letter was not included on site.

Thank you

A handwritten signature in cursive script, appearing to read "Ron Warner", with a long horizontal flourish extending to the right.

Ron Warner resident Sacketts sub division

10/21/13

Webmail 6.0 - Inbox

From: "MERL GISELE" <mgbettcher@sasktel.net>  
Subject: IN SUPPORT OF BYLAW 18 AND 19  
Sent date: 10/20/2013 09:50:27 PM  
To: <candleadministrator@sasktel.net>

October 20, 2013

Attention: Mr. Mayor and Council:

**IN SUPPORT OF BYLAW 18 AND 19**

Our first trip to Candle Lake was in 1966 - we immediately fell in love with the area but even in those days, we couldn't afford to purchase land nor build a cabin. We began by tenting, then in the early 70's, we purchased a small trailer to enjoy 2 weeks of summer holidays at Sandy Bay, but it was inconvenient as we had to move every couple of days due to park regulations. Even after we were transferred to Winnipeg, for 5 summers we pulled our trailer back to Candle Lake. In the early 80's, it became more and more difficult to spend extra time at Sandy Bay so we decided to rent a site at Mariner's Cove, Wendy's Private RV Park and in later years, at Ken's Private RV Park near Ship's Lantern where, as a family, we all enjoyed the amenities of lake life for 2 entire months without the hassle of moving and at much reduced rates from daily Provincial Park rates. We are most grateful for the TWO PRIVATE PARKS which gave us some 18 years of camping and enjoyment. As a result, in 1998, we purchased land from the village, built a home and proudly became full time residents at 6 Bay St. in the **Resort** Village of Candle Lake which undoubtedly several RV park families in time would also do.

For the above reasons, plus the fact that the village will not be responsible for garbage pickup nor road maintenance and still collect some 100,000 dollars a year in taxes - a hundred thousand dollars over a period of 10 years is a lot of extra money for the village coffers but most importantly, it makes Candle Lake accessible and affordable for young families and also gives retirees the option of living at Candle Lake for 8 months and spending winters in southern US without the worries of having somebody check their homes while they are away. As full time residents, we are IN SUPPORT OF BYLAW 18 AND 19 WHICH IN TURN WOULD ALLOW THE PRIVATE PARTIES TO BUILD A PRIVATE RV PARK.

Yours truly,  
Merl and Gisele Bettcher  
6 Bay Street (Box 38)  
Candle Lake, Sk. S0J3E0  
(306) 960-7255

October 21, 2013

Mayor and Council

Resort Village of Candle Lake

S0J 3E0

RECEIVED

OCT 21 2013

Mayor and Council

**RE: Notice of Public Hearing, November 8, 2013**

**Expansion of RV Park, Minowukaw Lodge**

Our cabins are two of four across the street from the proposed expansion of the RV Park, Minowukaw Lodge.

We would like to commend the owner for the initial clean-up of the property. It is a great improvement.

We do not have an issue with the expansion of the RV Park to a maximum of 40 sites. However, we want to ensure that written into their servicing agreement the owner be required to:

1. Construct and maintain a full fence along Helbig Street.
2. Have no roadway access from the RV Park or the adjacent leased land onto Helbig Street.
3. Construct a barrier on the north side of the site to properly contain the RV Park on its proper site.

A fence along the RV Park would ensure that the site appears neat in appearance, and would ensure that the park is contained within the proper site boundary. From inspection of other RV park sites adjacent to residential properties, it appears that a fence is a typical requirement. Examples include Mariner's Cove North and South, and Holiday Acres RV Park, which are fenced where the sites abut residential developments. The best example is probably Mariner's Cove between the RV Park and the residential homes on Lakeshore Drive. The homes on Lakeshore face the RV Park, which is fully fenced.

The increased traffic this past summer from the boat trailer traffic coming from the newly acquired leased slough was clearly evident. The slough, which has been leased from the government, has been filled by the lessee for the mitigation of flood control. However, now that area is being used to park boats and boat trailers. Many of the boat trailers were routed onto Helbig Street and then onto Beach Avenue. There are multiple access opportunities to directly access Beach Avenue. Traffic should move in and out of the RV Park through their two exits along


Beach Avenue rather than a third access on a residential street. Other RV Parks, such as Mariner's Cove and Holiday Acres, access main roads through the most direct routes and do not have accesses that result in RV Park traffic using residential streets.

The north site barrier will ensure that the site is properly contained.

If these requirements, which appear to be consistent with the Village's past practice, are met and all other bylaws are complied with, we wish the owner good luck in his endeavour.

Our son, Brad Jorgenson, who resides at the cabin all summer, will be in attendance to address any questions the mayor and council have with this proposal.

Yours truly,

  
Alan and Carol Jorgenson

Box 133

Candle Lake, SK

S0J 3E0

[acjorgenson@skyvelocity.ca](mailto:acjorgenson@skyvelocity.ca)



Peter and Kathy Schulz

Box 67

Candle Lake, SK

S0J 3E0

[kates@sasktel.net](mailto:kates@sasktel.net)

November 4, 2013

Kozakavich/Sharron Yaroshko

St., Minowukaw

Lake, Saskatchewan  
Mayor and Council  
Resort Village of Candle Lake

Ron Kozakavich

3 Helbig St.

Candle Lake

Re-Public Hearing, November 8, 2013  
Expansion RV Park, Minowukaw Lodge

Our apologies for the lateness of this submission. We hope there will be a chance for some awareness of our concerns.

We have had a cabin at 3 Helbig St. for over 40 years, across the street from Joe's Cabins. With the proposed changes, there are a few concerns we wish to address with the expansion of an RV park to 40 sites, and the attendant increased traffic and population.

1] The north side of the site, a slough which had been leased and filled to control flooding became a parking area for boat trailers, most of which used Helbig Street to access Beach Avenue. Traffic on our small residential street became very congested at times. Therefore, we would like to have a clearly defined boundary with the barrier on the north side of the RV site to prevent random parking and wildlife habitat damage.

2] a continuous fence along Helbig Street with no access from the RV park or leased land is necessary to prevent congestion on Helbig Street.

The basic principle of our concern is the avoidance of traffic from the RV park on Helbig Street. We think it reasonable that the new development follow the same requirements of boundary fencing as other RV parks in Candle Lake, i.e. Mariners Cove and Holiday Acres. Those using the RV park would access it through multiple lanes to Beach Avenue. We don't believe these requirements would interfere with the successful operation of an RV park and would allow all parties to enjoy our summer.

We have been in contact with Alan and Carol Jorgenson and their son Brad who will represent and if necessary clarify our proposals.

Yours truly,  
Ron

Kozakavich/Sharron Yaroshko

October 25, 2013

Box 116  
Nipawin, Sask.  
S0E 1E0

Resort Village of Candle Lake  
Box 114  
Candle Lake, Sask.  
S0J 3E0

Dear Sir/Madam:

RE: PROPOSED BYLAW AMENDMENTS – 18 – 19-2013

This is in response to your public notice with respect to the above Bylaw amendments.

We oppose this amendment for the following reasons:

1. The development of this parcel of land contradicts the OCP (Official Community Plan), both in the environmental aspect (the impact to the swamps and filtration) and in regard to commercial developments with proximity to the Provincial and National Parks. This property is surrounded on three (3) sides by the Provincial Park.
2. The developers indicate they intend to provide park access passes to the residents of the proposed development. The park already suffers from a lack of parking due to the many users. Campers at the park will soon become irritated by this situation and will seek out beach access outside the park.
3. Development will add an additional 160 residences to the area. This translates into approximately 400 campers at the RV Park attempting to access the lake facilities in an area with minimal public reserve and no parking. Safety will be a major concern as vehicle and pedestrian traffic increase.
4. The additional 160 residences will be accompanied by at least 100 boats to an area of the lake that is already crowded. The predominant westerly winds cause boaters to use

*Handwritten signature*

the calmer west side of the lake. Also, there are extremely limited launch and parking facilities on the west side. The public boat launch located within the Provincial Park barely meets the needs of the campers. While boaters are on the lake there is next to no parking for vehicles and trailers at that site, certainly not for an additional 100 boats and trailers.

5. Development will impact filtration of the water running into the lake through Fisher Creek. As a result the clear, pristine water of the lake will be compromised. The negative environmental impact on the swamp will be huge.

Yours very truly,



David Grayson



Karen Grayson

10 Clearsand Drive

10/28/13

Webmail 6.0 - Inbox

From: "Shirley Smith" <mrsredaz-@hotmail.com>  
Subject: Candle Lake West side development  
Sent date: 10/26/2013 05:39:38 PM  
To: "candleadministrator@sasktel.net" <candleadministrator@sasktel.net>

*My name is Shirley Smith and my cabin is located @ 133 Lakeview Drive...I am not able to appear in person @ the council meetings but I and my family would like to oppose this development planned for the west side ...we have had a cabin here since 1983 and over all those years have even lived there year round for many of those years ...please listen to all the negative responses about this proposal and add my name to this list ....please do not allow this to happen to our beautiful area .*

*Could you also put me on your e-mail list for updates on this matter....  
Thank you ,Joan Cornell.*

*Shirley Smith  
mrsredaz.-@hotmail.com*



10/28/13

Webmail 6.0 - Inbox

**From:** "Jack Fairburn" <jfairburn@sasktel.net>  
**Subject:** Re Bylaw change 18 and 19  
**Sent date:** 10/26/2013 05:29:52 PM  
**To:** <candleadministrator@sasktel.net>

My name is Jack Fairburn, we own a cabin at 20 Kings Way Candle Lake.

We are against any development of the land on the north west side of Fisher Creek, Re bylaw change 18 and 19.

This will add a huge amount of traffic to the area, that has limited lake access, and which is surrounded on 3 sides by the provincial park, not to mention the impact on the swamps ability to filter the water that is coming into the lake through the Fisher Creek waterway.

Please stop this development  
Jack & Elsie Fairburn

To The Mayor and Councillors of Candle Lake

RECEIVED

OCT 24 2013

Oct 26, 2013

I am writing this letter to protest approving the owners of Evergreen Manor to go ahead with an RV Park in the Sackets subdivision as indicated by Bylaw 18-2013 and bylaw 19-2013.

This proposal was turned down by the council already and allowing them to make some fundamentally small changes and resubmit it is at the least unethical of council and possibly illegal. The timing of this vote when some councillors who oppose it were unable to attend is troubling.

Hundreds of local property owners have signed a petition opposing this development and should not be ignored as they are the ones that will be negatively affected.

The present owners of this property new the zoning of the land when they purchased it and should not be allowed to make a large profit from rezoning at the expense of existing property owners.

Council was elected to serve the best interests of all the property owners of Candle Lake and not to cater to contractors who's only interest is in making a profit and certainly not the wellbeing of the resort or its people.

This is being pushed through at a time of year when most property owners (Seasonal) are not easily able to attend any meetings and oppose this proposal.

This site will most certainly cause the adjacent beach area to be over used and with the absence of any facilities such as toilets I fear that the property owners in the area will be greatly inconvenienced not to mention the lack of parking for those that will be coming to use the beach and will undoubtedly park in front and on current properties.

I am asking that my letter be read at the meeting as I have stated earlier that because of the time of year it is very difficult to attend this meeting.

I only received notice of this upcoming meeting by mail Oct. 25, 2013 or I would have made my thoughts know earlier.

Regards



Ken Warner

#8 - 2<sup>nd</sup> Cres. North Candle Lake Sask

October 27, 2013

Council, Village of Candle Lake


Dear Sirs/Madams:

I truly want to thank the council for their dedication and time to make Candle Lake a better place. I understand that yet again the Flaman development across the highway from Sacketts/Fisher Creek has surfaced. As a resident and owner of a cabin in Sacketts, I wish to again relay my vote against this proposal. There are too many downsides to this development.

1. The region is a conservation area and should remain so.
2. I understand the financial benefit to the village, but too many times the village has allowed building on low lands and then the taxpayers are held with the cost of draining these areas when they flood. These have to be a net drain on the tax base.
3. There is not enough infrastructure to support additional homes in this region. Years ago at the open meeting I made this point and in any other sense of planning, seven years passing would surely have led to more village funded support for these areas. This most importantly would mean additional boat launches, or marinas and parking for trucks and trailers. It would mean bike trails, playgrounds and the like. There have no improvements of this nature at all in the north west side of the lake since the last forum on this development. This is extremely discouraging especially given the exorbitant tax increase of last year. The only service I get directly from the village is garbage pick up, and road clearing and even then, they will not take my leaves. Before any new development is undertaken, please provide the infrastructure. In Saskatoon, to expedite projects, the private developer often develops the infrastructure. This should be a consideration for any new projects.
4. I am really concerned by the apparent tactics that have been used in these proposals, by scheduling a public meeting on a Friday afternoon in November. I am also dismayed by the involvement of people who will directly benefit from this proposal having council affiliations. As such I realize that some abstain, but all negotiations have to be completely above board and open. There shouldn't be a meeting in November which is difficult to access and meetings should not be cancelled when people have taken time off work to attend. It is undesirable to have trivial amendments bring back defeated proposals as such. This smatters of third world politics.
5. Environmental impact has to be significant. The lake water is discoloured now and must be investigated before more pumping to drain lowlands for development is considered.

I thank you for taking the time to consider my ideas. I also thank you for serving your community in a thankless job. I urge you to make the right decision and please consider infrastructure before development.

Sincerely,



Cliff Bell, MD

Lori Bell, BSN, MN



October 27, 2013

Mayor and council of the Resort Village of Candle Lake,

As ratepayers we, Terry and June Reed of Candle Lake, are opposed to the rezoning of NW1/4,26,55,23 W2 from conservation to commercial. Without any infrastructure for boat launching, parking, and beach access, this would create many problems in the area. If this brings in even 100 more boats to the lake boating could become hazardous. 100 more boats would take approximately 20 hours to launch at a single launch site. Sandy Bay camp ground launch is too shallow for most boats leaving even less options for where they would launch and park their trailers.

The Official Community plan was very well drawn up. The cost of this plan was \$75,000, paid for by the taxpayers' dollars. We sincerely hope you do not neglect it for the purpose of a bad development in a fragile area.

Some of the numbers of Community planning statements that we think would have to be amended are 3.2 policies (1), (2), (7), A B, 10(a), (11). 5 infrastructure 5.1-(2), 5-6, 6.4(1) b 11, 17.1 objectives (2) 17.2 policies (4) (5) a i,iii,v. Subdivision rezoning 21.4 (1)d, (2)a 3b 21.5 (1) (2) administration 21.6 (1) 21.7 1 (a). These are only a few policies that should be looked at before the zoning is changed. There are likely many more we have missed.

These are only a few of the reasons that we as taxpayers are opposed to this development and rezoning.

Terry and June Reed

10/28/13

Webmail 6.0 - Inbox

From: "Coral Sawchyn" <c.sawchyn.zmud@sasktel.net>  
Subject: RE: letter received regarding bylaws 18 and 19  
Sent date: 10/28/2013 08:07:30 AM  
To: <candleadministrator@sasktel.net>

Dear Council,

Please be advise that we are **OPPOSED** to the development of a 160 seasonal RV lot as per proposed bylaws 18/2013 and 19/2013.

Development will cause detrimental harm to the swamp, impacting the filtration of the water running into the lake through Fisher Creek. This will ruin the clear pristine water that the lake is known for.

Development will add an additional 160 residences to the area this will translate to approximately an additional 400 people, trying to use the lake facilities, in an area with minimal public reserve, with no parking, this will increase safety concerns as the traffic increases, and pedestrian traffic increases with people trying to access the lake.

The 160 residences will most likely add an additional 100 boats to an area of the lake that is already crowded, with predominately westerly winds, boaters from around the lake tend to use the west side of the lake as it is calmer. There are also extremely limited launch and parking facilities on the west side of the lake. The public boat launch located within the Provincial Park, barely meets the needs of the park users, and there is no parking for vehicles and trailers while users are on the lake.

The developers say they intend to provide park access passes to the residents of the development, this would cause an increase in the users at the park, where there is no parking, this will irritate the residents, and they will look at closer locations to access the water.

The development of this parcel of land is in contradiction to the OCP (Official Community Plan), both in the environmental aspect, with the impact to the swamps and filtration, and in regards to commercial developments with proximity to Provincial and National Parks. This property is surrounded on 3 sides by the Provincial Park.

Do not pass these bylaws.

Regards,

Coral Sawchyn Zmud & Terry Zmud  
40 Ford Road

10/29/13

Webmail 6.0 - Inbox

**From** <ddlang@sasktel.net>  
**Subject:** Proposed Development Candle Lake West side.  
**Sent date:** 10/28/2013 10:49:42 PM  
**To:** <candleadministrator@sasktel.net>

To whom it may concern: We are strongly opposed to the proposed development on the west side of Candle Lake, directly across from where we live. The beach area in front of our place is already crowded. There is a limited amount of parking areas for trucks or boat trailers, or places to launch your boat on the west side of the lake. The addition of 160 residences in this area will cause a safety concern with people trying to access the lake.

Dennis & Doreen Lang

Oct 28/2013

REC-7110

0112-210

We are writing this letter to express our concerns regarding the proposed trailer park west of Dacketts subdivision (NW 1/4 of 265523 west of 2nd.) This is a fragile conservation area that feeds the lake with fish spawning & other wildlife important to the area & all of Candle Lake.

If the number of lots is 160-170 where will these people launch boats, park vehicles and trailers? Sandy Bay does not have room to park that many vehicles.

The beaches along Dacketts North & South & Island Views are all full. Where would additional vehicles park & where would people go to the bathroom?

The boat traffic was very busy all summer, if there were another 100 or more boats on the lake it would be a matter

of time before a major accident due to overcrowding on the lake.

Also the fish population would be affected. If 100 additional boats caught their limit 10 times that would be 30,000 fish. Can the lake sustain this?



Lauren + Trudy Shmyr

Home address: 448- David Knight Lane

Iskatoon Sask

Candle Lake: #1 And Cres N.



10/29/13

Webmail 6.0 - Inbox

From: "Leo H" <lounjet@sasktel.net>  
Subject: Proposed bylaws 18/2013 and 19/2013  
Sent date: 10/28/2013 05:37:40 PM  
To: "candleadministrator@sasktel.net" <candleadministrator@sasktel.net>

Sent from my iPadDear Council,

Please be advise that we are **OPPOSED** to the development of a 160 seasonal RV lot as per proposed bylaws 18/2013 and 19/2013.

Development will cause detrimental harm to the swamp, impacting the filtration of the water running into the lake through Fisher Creek. This will ruin the clear pristine water that the lake is known for.

Development will add an additional 160 residences to the area this will translate to approximately an additional 400 people, trying to use the lake facilities, in an area with minimal public reserve, with no parking, this will increase safety concerns as the traffic increases, and pedestrian traffic increases with people trying to access the lake.

The 160 residences will most likely add an additional 100 boats to an area of the lake that is already crowded, with predominately westerly winds, boaters from around the lake tend to use the west side of the lake as it is calmer. There are also extremely limited launch and parking facilities on the west side of the lake. The public boat launch located within the Provincial Park, barely meets the needs of the park users, and there is no parking for vehicles and trailers while users are on the lake.

The developers say they intend to provide park access passes to the residents of the development, this would cause an increase in the users at the park, where there is no parking, this will irritate the residents, and they will look at closer locations to access the water.

The development of this parcel of land is in contradiction to the OCP (Official Community Plan), both in the environmental aspect, with the impact to the swamps and filtration, and in regards to commercial developments with proximity to Provincial and National Parks. This property is surrounded on 3 sides by the Provincial Park.

Do not pass these bylaws.

Regards,

Leo Hounjet, Myrna Bell  
2 Andrews ave

Sent from my iPad

10/28/13

Webmail 6.0 - Inbox

**From:** "Ted Bassett" <ted@bassettpm.com>  
**Subject:** Proposed Development of Candle lake West Side.  
**Sent date:** 10/28/2013 11:44:33 PM  
**To:** <candleadministrator@sasktel.net>

I am a property owner at Sackett's and the property has been in our family for 45 years. I am aware that this past summer developers requested a bylaw change to allow for development of property on the west side of the highway near the Sackett's area and this bylaw change was rejected at that time. It appears this request is once again in front of council and I don't understand why it would be considered. What has changed in the last few months?

Although I have been in development for my whole career, I don't agree with this proposal. I believe a significant development at this location will cause detrimental harm to the swamp, impacting the filtration of the water running into the lake through Fisher Creek and this will ruin the clear pristine water that the lake is known for.

I understand the proposed development will add an additional 160 residences to the area. This will add approximately an additional 400 residents, trying to use the lake facilities, in an area with minimal public reserve with no parking. This will increase safety concerns as the traffic increases, and pedestrian traffic increases with people trying to access the lake. The residences will most likely add an additional 100 boats to an area of the lake that is already crowded. Boaters from around the lake tend to use the west side of the lake because the predominately westerly winds creating calmer waters. There are also extremely limited launch and parking facilities on the west side of the lake.

I request that you maintain the position taken this past summer and reject this request.

Ted Bassett

Sackett's

No. 8

1<sup>st</sup> Crescent North

E-Mail: ted@bassettpm.com

Oct. 27/13

RECEIVED

OCT 28 1913

Joan Cornhill  
Administrator Candler Lake

We are against  
Bylaw 18 & 19

We do not need 160 R.V.  
parking spots

Most of this is swamp land  
and a valuable part of our  
Eco-system

To Bylaw 18 & 19 -

NO! NO! NO!

Heidi Glaser  
mauthor

10/29/13

Webmail 6.0 - Inbox

From "Patricia Matkowski" <cranford41@hotmail.com>  
Subject: Opposed to bylaw 18&19  
Sent date: 10/29/2013 01:23:33 PM  
To: "gene.sears@gmail.com"<gene.sears@gmail.com>, "Myrna Warner"<myrnawarner@hotmail.com>,  
"candleadministrator@sasktel.net"<candleadministrator@sasktel.net>,  
"rvcandlelakeoffice@sasktel.net"<rvcandlelakeoffice@sasktel.net>

To;  
Resort Village of Candle Lake  
Joan Corneil

This letter is to show my opposition to this proposal  
(Bylaw 18& 19)

. There are many reasons to oppose this development  
,lack of marinas,

lack of parking at Sandy Bay ,with the passes they  
will be giving out.

This parking is not a problem to council or the village  
but it is passing

the problem on to The Provincial Parks .

Unlike the problems they passed onto the tax payers  
of Candle Lake with

The Air Park development.

Development will cause detrimental harm to the  
swamp, Impacting

the filtration of water running into the lake through  
Fisher Creek.

This will ruin the clear pristine water that the lake is  
known for.

Why give a developer that has shown their disregard  
for Candle

Lake tax payers the opportunity to do this again.

We are known as the Resort Village of Candle Lake .

Lots try and keep

10/29/13

Webmail 6.0 - Inbox

that way.

Patricia Matkowski

10/29/13

Webmail 6.0 - Inbox

From: "Phyl and Jack" <cameron.jp@sasktel.net>  
Subject: Re : Proposal to change bylaw 18 and 19  
Sent date: 10/29/2013 11:17:06 AM  
To: <candleadministrator@sasktel.net>

We are sending this e-mail so it will be there in advance of the Nov. 8 council meeting

Attention :Administrator of Candle Lake and members of council:

We would like to voice our opposition to the proposed change in the bylaw 18 and 19 that would allow for the development on the west side of the lake.

While we lived at Candle Lake (full time) members of the community were involved in establishing a Basic Planning Statement that was to be a long range plan of the development of the lake . We were pleased and proud of the work that was done at that time that would not allow for developments that would over burden the lake or the surrounding area. Allowing this development at this time will create a tremendous burden on the lake. We are very opposed to changing any bylaws to allow it to continue. With proper management this will continue to be a beautiful sustainable lake .

As tax payers we urge the members of council to vote against the changing of these by laws.

Sincerely,

Phyl and Jack Cameron

5 Skalicky Drive

Candle Lake

10/29/13

Webmail 6.0 - Inbox

From "vsorowski@sasktel.net" <vsorowski@sasktel.net>  
Subject: Agenda item , council mtg. Nov. 8 2013  
Sent date: 10/29/2013 11:21:38 AM  
To: <candleadministrator@sasktel.net>

Regarding; Proposed Developement Candle Lk. West. \*Bylaws 18 and 19: We, as yr. Round residents of this resort village Oppose the proposed Seasonal. R.V park.and the request of 160 spots. I do not want the increased traffic, the demise of swamp lands, resulting in damage to our ecosystem. We as a couple love this community and feel it may be over developed if such bylaws continue to pass.

Thank you for including our email of opposition with all other correspondence, stating disapproval.

Sincerely, Jackie and Vince Sorowski

Box 169 Candle Lk. Sk. S0J3E0

306 929 2705

10/30/13

Webmail 6.0 - Inbox

**From:** "peter vis" <pavis@shaw.ca>  
**Subject:** bylaw 18 and 19  
**Sent date:** 10/29/2013 08:23:57 PM  
**To:** <candleadministrator@sasktel.net>

Our family are residents of Candle Lake (Telwin Subdivision) and I am opposed to the village again trying to bow to contractors who are pressuring council to create a high density residential area west of Fisher Creek. This was discussed years ago when there were subdivision meetings with the village and it was greatly opposed then. I was there. The lake area already has too many trailer park areas and there are plenty of properties for sale. The impact of that many lots on this area would be detrimental to the existing cabin owners, land and beach/boating areas. The contractors involved have already cleared the area without proper consent and have ruined a major snowmobile trail in that property. The council is supposed to listen to its constituents and their decisions should be in the best interest of the community.

Peter Vis



To the Resort Village Council and the Administrator

Let me start by saying my family and I have spent many years in a trailer park in Candle Lake, we did so at a time when cabins and lots were hard to come by, a far cry from the present. I realise the developers see other R.V. parks filling up quickly and want to take advantage, but is there sufficient infrastructure in place to handle the pressure? Will the taxes generated be enough to support the demands generated, garbage, septic, roads, drainage? The development proposed for north of Fisher Creek is in a very sensitive environmental area. A lot of the water flowing into our much promoted pristine waters of Candle Lake comes thru Fisher Creek, which drains the proposed development area. Thousands of yards of fill would be required to bring this area to a level that would support development. Where would this come from, I am afraid it would all be trucked down Main Street, already the busiest road in the village.

Regarding the development, Sandy Bay campground is fully utilised, the boat launch is used by the campers to the utmost, there is no extra parking for trucks and boat trailers. There is very limited other boat launch facilities on the west side of the lake. I am sure the area residents are not interested in more traffic, parking, boat traffic and beach pressure in their area.

As a resident on Main street, I am certainly not interested in extra traffic going from the west side to boat launches on Nobles Point, or further, and back each day, plus the gravel trucks hauling fill, and septic trucks. Main street is busy enough now.

Has an Environment Impact study been done? There are many developments outside the Village that are using the Village Infrastructure and are putting pressure on our resources. If these are an issue, how much extra development do we need within the Resort Village, what population is the garbage dump, septic lagoons and roads designed to accomidate?

I would like this letter to be read into the minutes of the public hearing, or I would like to be allocated time to read it. Thank You, Murray Wartman. 39 Main St.



RECEIVED

OCT 31 2013

From: Lance & Claire Macsymic  
#4 Sanderman Drive  
Candle Lake, SK S0J 3E0

To: Mayor John Quinn - Resort Village of Candle Lake

Cc: Joan Cornell - Administrator

Date: October 29, 2013

Re: Proposed bylaw amendments 18 & 19 - development of RV park N of Fisher Creek

We wish to express our STRONG OPPOSITION to these amendments.

- The development of seasonal RV sites to this point is already putting tremendous stress on our current infrastructure. Launching facilities and beach access are in great demand. Boat traffic is a problem in some areas. Our remote beaches are becoming overused. How long can we sustain our fishing resource?
- It's time to stop any further development and to assess the SUSTAINABILITY of what we have now.
- In our opinion, any increase in RV sites at this time is not wise, but it's doubly unwise to expand by destroying precious conservation sites.
- Development specifically in this area will seriously damage the lake's ecosystem.
- This parcel of land is surrounded on three sides by a Provincial park. Development here appears to be in direct contradiction to our OCP (Official Community Plan)

We note also that these amendments were defeated in council September 13, 2013. Why are they being brought forward again?

Sincerely submitted by Lance & Claire Macsymic

*L. M. Macsymic*  
*Claire Macsymic*

Oct 30, 2013

RECEIVED

OCT 31 2013

Dear Administrator and Council,

As property owners in the Lakeview area of the Candle Lake Village we are NOT in favor of changing bylaws 18 & 19 to allow for the development of an RV Park on the west side. We are alarmed to think of the detrimental harm to the swamp and filtration of water to Candle Lake. We are not in favor of jeopardizing the beauty and serenity of Candle by the increased use of the lake and the resulting pollution.

Sincerely,

*Marg Borgen*  
Marg Borgen

October 30, 2013

To: Mayor and Councillors of Candle Lake

RECEIVED  
OCT 31 2013

Re: Proposed RV Development

Our letter is in opposition to the proposed RV development north of Fisher Creek (Lojez/Flaman proposal).

This land is zoned conservation for a good reason. It is integral to the filtration of water running to the lake through Fisher Creek. We believe that this is a sensitive ecosystem that should not be tampered with. 160 sites for trailer parking and the ensuing parking and traffic issues will have a negative impact on the lake and on the residents adjacent to the area. We are all entrusted to be stewards for our land and this proposed change will be nothing but detrimental to the environment.

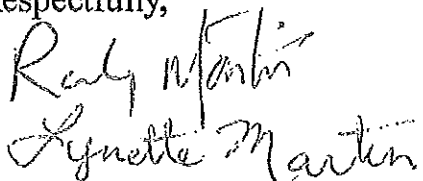
Suggestions that the new traffic use the park for launching boats creates a burden for the park. Launching and parking facilities are limited. The boat launch located within the provincial park barely meets the needs of its users now. There is also limited parking for vehicles and trailers while people are on the lake.

Other lake communities near us have realized that too many RV park sites have a negative impact on their communities and have stopped their development. We should be doing the same.

The community of Candle Lake needs to look at ways in which we can encourage people to purchase property which leads to increased tax revenue. Allowing another RV development will impede the sale of existing vacant lots and houses on the market. We have enough RV parks in our community.

We respectfully ask that Council not amend Bylaws 18 and 19 to allow another RV development. Instead, concentrate on permanent development of our community and lake sustainability.

Respectfully,

  
Randy and Lynette Martin

Randy and Lynette Martin

(1  
#14 Sanderman Park Drive  
Candle Lake SK S0J3E0  
PO GD1014  
October 30, 2013

RECEIVED

OCT 31 2013

Resort Village of Candle Lake  
Attention: Mayor Quinn and All Counsellors

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL, AND ITS DISTRIBUTION TO THE  
MAYOR AND COUNCILLORS

Our family has enjoyed the wonders of Candle Lake since 1972.

We began as campers at the south end of the Minowukaw beach campground. We enjoyed the great beach, the relative isolation, and even the "hardship" of no running water or electricity.

As our family grew we wanted more space and were lucky to find a lot at Sanderman Drive. We built our cottage in 1989. Here, we enjoy relative isolation, but also the amenities of electricity, natural gas and septic service etc.

( Of great importance to us, and presumably most others, is that the water of Candle Lake has always been as clean and pristine as one could hope to find. Much of this is because our lake is surrounded by natural bogs. These bogs and the attendant reed beds serve to filter the ground water that enters the lake. We are also fortunate that there is considerable distance between the lake and fertilized agricultural land.

In recent years we note an abundance of trailer courts (as many as 11, we believe) and their numbers are rapidly expanding. Whereas such facilities serve an important opportunity for people to enjoy the lake, they are a form of high density population that creates great pressure on the lake.

These residences along with the recently accelerated growth of residential and commercial construction create two problems. One is the infringement on the natural land surrounding the lake, mentioned above, and the other is the increased pressure on the lakes recreational capacity for boating, fishing and water sports. These in turn create pressure for more marinas.

Already the south and west shorelines have a nearly unmanageable number of boats and other water sports traffic. The introduction of more marinas will increase this problem.

Even of greater concern is the ceding of our natural habitat to new developments. The bogs and other natural water basins are being overrun to the demise of natural filtration. Witness the Glendale and Van Imp areas as examples.

New proposals, such as that in the Fisher Creek area, will gravely jeopardize the best lake in central Saskatchewan.

Our plea to you is that you, as Mayor and Counsellors, place a moratorium on new developments until such time as the community at large has had an opportunity to read, discuss and react to the North Central Lakeland Planning District official Community Plan, which will surely give our community some guidance as to the amount and kind of future development.

Sincerely

John and Barbara Mooney

10/31/13

Webmail 6.0 - Inbox

**From:** "trevor gordon" <tegsh@ Sasktel.net>  
**Subject:** Opposal to proposed RV park on West Candle Lake  
**Sent date:** 10/31/2013 01:21:00 PM  
**To:** <candleadministrator@sasktel.net>  
**Cc:** <jfairburn@sasktel.net>

RECEIVED  
OCT 31 2013

To Council of the Resort Village of Candle Lake, I am sending this letter in response to the proposed amendments that would allow the development of a new RV park on the West side of Candle Lake. I strongly oppose this plan to build another RV park for a number of reasons. The environmental issues are a great concern to my family and I as this development will be destroying a wetland area beside the lake. These wetlands are essential as a natural filtration system for the lake and as habitat for many birds and other wildlife. Last summer the lake experienced overcrowding from far more boats than I have ever seen in the past. I have been a property owner (and taxpayer) at Candle Lake since 1983 and am alarmed by the sudden increase of watercraft on the lake. If the RV park is allowed to proceed I would expect another 100+ boats to be using the lake in short order. As most Candle Lake property owners know, there is a terrible shortage of boat launches and marina facilities at the lake. By adding more boats to an already overcrowded situation the problem will become worse. The proposed new Marina is a good idea but will not be enough to fix the problem we already have. The RV residents will probably use the launching facilities at Sandy Bay Provincial Park. This area already has a lack of parking and is past capacity for launching more boats. It would not be fair to make an existing problem even worse. The campers who are paying to stay there do not deserve high traffic and overcrowding from an RV park spoiling their holiday time. I believe this RV park proposal also goes against the OCP (Official Community Plan). I know many people who are residents or vacation property owners and all are against this new RV Park. I believe the Village already has too many RV and trailer park sites and there should a freeze on any future RV parks around Candle Lake. Thank you, Trevor Gordon (Glendale Park)

**ALAN T. LOGUE  
1102 - 1<sup>ST</sup> AVENUE WEST  
PRINCE ALBERT, SASKATCHEWAN  
S6V 6V4.**

**WORK NUMBER: (306) 764-4244 FAX NUMBER: (306) 764-4949  
alogue@sasktel.net**

October 30, 2013

Mayor Quinn and Council  
Resort Village of Candle Lake  
Box 144  
Candle Lake, Sk. S0J 3E0

1-306-929-2201

Dear Sirs:

Re: Proposed Development Candle Lake West Side -  
Evergreen Manor RV Park - Bylaws 18 and 19

I am writing in relation to the above noted request for discretionary use approval in relation to the establishment of a RV park adjacent to highway 265 west of the Sacketts North subdivision.

I would firstly object to the stage where this application has been brought to date, in that, as at the time of making an application, the conservation zone does not allow for the proposed use as a discretionary use. There was subsequently introduced a request to amend the zoning bylaw, however unless and until that takes place, the application should have been rejected, as it seeks something that could not be lawfully granted. If and when the zoning bylaw is amended as proposed, then, and only then, should a fresh application be entertained. Should the pending application be ultimately granted, I would imagine that protracted litigation will be the inevitable result, as any approval granted based on a pending application will I think be a nullity.

Having raised that procedural observation, I will also comment on the substantive aspects of this request.

Some members of council may recall an application in 2006 for a re-zoning by the same developer, requesting that re-zoning of the subject lands be enacted to convert part of it to one portion to R1 Low Density and another portion to Residential Acreage. This would have entailed in a creation of a total of 33 parcels, and after consideration, and considerable opposition was voiced, the proposal did not succeed.

The present proposal essentially quadruples the usage, factor and density from the earlier, unsuccessful proposal, again bearing in mind that such is being made in relation to land zoned CONSERVATION.



Page 2  
October 30, 2013

Whatever the problems and concerns were in 2006 with density of usage, injurious effect to existing land owners and lake users, complications regarding management and accommodation of anticipated increases in pedestrian, vehicular and water craft traffic, have all been exacerbated by the passage of time and continuing construction and development in the area, and further compounded by the fact that the proposal would increase fourfold the factors associated with an increased user population.

In addition, the passage of time has brought with it significant complications insofar as land and water management issues are concerned. The proposed area was, sometime ago basically stripped of existing shrubbery and small tree vegetation, which may well have led to or been one of the factors involved in a significant issue regarding water and its effect on the local roadways, cottage and homeowners, and infrastructure. The subject lands are literally knee deep in water, where, prior to the stripping and clearing, they were marshy at best. One can only guess at what installation of the infrastructure and surfacing that would be required to support a 100 plus unit RV park will do to the local water table, the natural flow, and the downstream effects as well as the implications for the roadway and adjacent infrastructure.

Based upon my personal experience, having been affiliated with our cottage since 1972, that the bay area in question, stretching from Fisher Creek on the south through to the north terminus of the bay, is one of the most densely populated areas at Candle Lake. The bay itself is strained to capacity with users, such as boaters, fishers, swimmers, docks and boat lifts abound. To add over 100 additional lots each with its own set of users, will compound an already difficult and taxing situation. I understand the developers suggestion is to have the inhabitants of the trailer park use the Sandy Bay campground facilities. While this may sound good on paper, the reality of the matter is that those new residents will undoubtedly prefer a 300 metre walk to the beach, as opposed to a 2 or 3 kilometer drive through the gates of Sandy Bay campground. There have been developments at Candle Lake in recent years, that have opened new areas for recreation on the lake and these make sense. It makes no sense to endorse and authorize a development that must because of necessity divert its occupants to existing areas of recreational use that are already utilized in high numbers and in the writer's opinion are unable to withstand the significant addition of users that this development would bring.

I am attaching a copy of my letter directed to the Resort Village dated November 6<sup>th</sup>, 2006. I think this previous letter demonstrates the fact that the concerns that prevailed in 2006 have not gone away, but rather if anything are intensified and multiplied to present date. It is also important to read the present letter in the context that the proposed development would quadruple the scope, size and impact of the development, compared to that which did not proceed in 2006. The writer would respectfully request that permission to proceed with the proposed development be denied, on the various grounds raised herein, and on the basis of sound, unbiased governance with the benefit of all users

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October 30, 2013

and residents of and at Candle Lake.

Yours sincerely,

ALAN T. LOGUE, Q.C.

ATL'ad

Encl.

11/7/13

Webmail 6.0 - Inbox

From: "Tammy Weightman" <brains94@sasktel.net>  
Subject: RV Park  
Sent date: 11/07/2013 05:03:11 PM  
To: "candleadministrator@sasktel.net" <candleadministrator@sasktel.net>

To The Village of Candle Lake,

I read the article on the paNOW website about Candle Lake residents concerned about proposed development near Fisher Creek. At first I thought that the residents were concerned about the land being conservation land but as I read further that was not their concerns at all. To me what I understood from reading this article was that they are only concerned about themselves. They stated that this bay is getting dangerous for swimmers in the area because of boats and jet skis coming into their bay. Once I read that statement it caught my interest as I boat past that bay many times throughout the day during the summer months and what I see is boat lifts lining the entire beach which might be the cause of it being a dangerous area to swim in.

Being a former camper myself I feel for families who only have weekends and a few weeks each year for holidays, as I use to be one of those families. We started spending our summers camping at various lakes in northern Saskatchewan and loved every minute. What we did not love was packing up every weekend and heading out to a lake in hopes of getting a camp site. Our family loves the water so we would have to take two vehicles so that we were able to haul both the camper and boat which not only was an inconvenient but became very expensive. We soon learned that getting a camp site at some of favorite lakes was near impossible. Many times we had to stay in the over flow, if we were lucky enough to get a site. As this became frustrating we looked into seasonal sites at various lakes and once again we were disappointed to find out that most had a long waiting list.

We started off coming to Candle Lake only by chance as we were invited up by cabin owners for a celebration and the only site we were able to find was at the opposite side of the lake in over flow, which was again an inconvenience.

Fortunately for us we were given an opportunity to buy property on Cessna Street and have since built a cabin, but not everyone is in that position. Also, not everyone wants to have the upkeep of a cabin as they like to come up to the lake for the summer months enjoy their weekends and holidays and go home. This morning I had the opportunity to discuss this article and situation with my co workers and their responds was, and I quote "I sure wish we had more RV seasonal sites around." We then went into further discussion about how difficult it is to get a site and how they could not afford a cabin because if they could they would definitely buy one. Their responses are what prompted me to write this letter because I believe that there are many people in the same situation.

Candle Lake even on long weekends is not congested. Over the last several years I have spent every summer and long weekend at the lake and we have never had trouble finding a quiet place to read, fish, enjoy a beach, or find a safe place to participate in water sports, so I do not believe that this lake is congested. One statement I read was on the concern for the community but every spring I come up and I see almost every business for sale, I hear people say we do not have a decent restaurant or bar, the list goes on yet we do not want to grow or let the businesses grow. New people in Candle Lake could help the current businesses grow and maybe attract some new businesses but without new people things will not change and the businesses will still be for sale or closed and to me this is selfish. As our population grows and as we get older I would love to see the village add to its amenities and I guess that is a bit selfish on my part. Another statement made in the article was "if they want another trailer site so bad, they have land right across from the junction where you turn to come here, let them put it there." If the developers did that the people and the boats would still come to Candle Lake and then where is the benefit to the Resort Village. This just proves that these people are not concerned over the environment or the over populating of the lake with boats but rather only what goes on in their back yard. Again to me this is selfish. I think sometimes in life we get caught up in what is best for us and not is what's right. I feel that many families and the community of Candle Lake would benefit from more places for people to come and enjoy our beautiful lake.

11/7/13

Webmail 6.0 - Inbox

Thank you

( Jimmy Weightman

Sent from my iPhone

**wayne klassen**

---

**From:** "wayne klassen" <ws.klassen@skyvelocity.ca>  
**Date:** November-01-13 3:47 PM  
**To:** <rvcandlelakeoffice@sasktel.net>  
**Subject:** Development Area west of #265

To Mayor and Council;

I encourage the Mayor and Council of the Resort Village of Candle Lake to soundly reject any application, for rezoning any land west of highway 265 around Fisher Creek, other than to environmental.

This natural occurring aquifer is required to sustain the health and handling capacity of Candle Lake and Torch Lake. The Citizens and Visitors to Candle Lake would soon lose the enjoyment of a beautiful recreation area. THIS MUST NOT HAPPEN.

We already have an example of this destruction: Developer of the Air Park area was allowed to develop a catch basin to drain this area. The water is then pumped across highway 265 into the same aquifer. I think we have to just drive by this area and see the death of this swamp. The smell in the summer time is terrible after a warm day. I call on all members of this council to actually drive up and have a good look at this destruction. This is where Candle Lake is headed if this development is allowed to proceed. The question is what do we want to leave the next generation.

To develop anymore of this aquifer at Fishers Creek would result in the same destruction there. This area would have to be drained the same way as Air Park in order to develop it.

I call on the Mayor and Council to say a resounding NO to this development.

Ratepayer: Wayne Klassen

RECEIVED.

NOV - 8 2013

To The Village of Candle Lake,

I was not going to write this letter as I was trying to stay in a neutral position because of the position my husband has with council and I was trying to prevent any more nasty rumours from circulating. I know a lot of you do not think I have a right to write this letter, but I have a voice and I want it to be heard and I don't think it should be ignored because of my husband's position on council.

I read the article in the Herald today and had to laugh! It is very clear that those being interviewed have a little more homework to do and it was very clear that these people that are opposed have the "Not in my back yard" attitude. In fact it was stated by one of the persons being interviewed, that these developers have land at the Junction and should put the RV Park there. Why on earth would anyone in this community want that? Those RV residents will still be using our roads and their boats are still going to be on the lake and they will still be using the beaches but there would be NO taxes coming in. If the RV Park was within the village, there will be taxes coming in. The spinoffs from those 160 sites are going to be huge to the businesses in this community. Like many others in this discussion, one of my concerns is the environment and the impact on the lake but there are professionals hired to do those studies and from the documents that I have reviewed, I believe that all environment studies and approved feasibility studies are a condition of the contract. If any condition cannot be met, then the agreement becomes nil and void. So why would our community not entertain guaranteed development. I know there are many people that would love to put a lock and key at the Junction and not allow any more development but let's be realistic, development is going to happen so why would we not work together with these developers to ensure that everybody benefits.

As a young child I grew up at Candle Lake in the summers. My family had a cabin on Lakeview drive. I have watched this community grow and it was my dream to make it my full time home and raise a family here. Unfortunately, the family (cabin had to sell. We started to camping instead. After years of camping at the local Provincial campground, in 2004, my husband and I moved our camper into a local RV Park. It was affordable, convenient and we loved it! It gave us a sense of lake life until we were able to afford to take the plunge and move here full time. When we purchased our 1<sup>st</sup> home, it was actually situated right between 2 campgrounds. I will have you know that RV Park residents are the best neighbors you could have. There is enforced quiet time, there are strict rules for keeping their yards tidy and maintained and they are only here 5 months out of 12. Contraire to current beliefs, it did not have any impact on the value of our home. We sold in 2009 and it just sold again this past summer. In the summer of 2009 we built at the Candle Lake Golf Course and low and behold, we have a campground a 1/2 a block away! Again, quiet neighbors and has not affected our property value at all. I totally respect everybody's views on this proposed RV Park and I am not going to argue who is right or wrong. For those stating that this council has to listen to the public, I believe they are listening but they are listening to both sides this time. Just because people have different views, does not make them wrong. Council has a hard decision to make, now let's start respecting them for that! This council works hard and the ABUSE from this community that the Mayor, Council, Administrator and Staff go through from the residents of this community is absolutely appalling! You, the people of Candle Lake voted this council in, so why not support them instead of criticizing and slandering them!

Regards,

Carla Painchaud

RECEIVED  
OCT 25 2013

October 25, 2013

To: Mayor and Council of the Resort Village of Candle Lake, Saskatchewan

Re: Proposal for By-Law Changes (Proposed Bylaws 18/2013 and 19/2013) to all the development of Seasonal Sites - Evergreen Manor RV Park - located on land west of highway adjacent to Sacketts subdivision.

I am writing this letter to express my concerns with the proposal requesting approval to construct and open a Seasonal Site RV park in the area adjacent to Sacketts North Subdivision.

I have a number of concerns with this proposal, including, but not limited to the impact on the environment, eco systems and the community as a whole.

The area that is proposed for this development is part of the Marsh and Wetlands that surround the lake. This ecosystem is home to numerous species of wildlife that nest in the area, including ducks, geese, blue herons, sand hill cranes, numerous other marsh birds and frogs species. These species are all part of the ecosystem the residents of the area enjoy seeing and watch regularly as they are passing through the area. There is also a large number of deer that live in the area.

The marsh lands are also part of the watershed system that surrounds the lake and are the natural barrier that helps control water levels in the lake during wet years. They also act as natural filtration system to provide Candle Lake's clear pristine water. Any disruption to this wetland area will have a negative impact on the plant and animal life that depend on this area for survival. Reduction of the marsh land's filtration ability could negatively impact the quality of the water and disrupt the fish that spawn in the Torch Lake/Fisher Creek river system.

My other concern is for the community as a whole, the addition of a medium to high density seasonal park in the area will have negative effects on the existing surrounding communities of Sacketts North and South as well as Sandy Bay Campground and the western portion of the lake.

This area is currently fully developed and in many cases is already exceeding the public spaces that are provided allowing access to the water front. The current Public Reserve spaces are serving the existing residents and visitors, who are able to walk from their residences, as there is extremely limited parking in the area. Any additional users would be in a situation where they would have to drive to these spaces, and with no parking facilities, they would be required to park on the roadways, creating congestion, and inconveniencing to the current residents of the area. The additional parking and traffic also creates safety concerns for the residents of the area, who are traveling on foot to the public reserve areas.

The second issue on this side of the lake is the limited number of boat launch facilities

for public use. There is one located inside the Sandy Bay Provincial Park campground, and a second one on the south side of the Fisher Creek Overflow. The launch facility inside the Campground has limited parking for vehicles and trailers is already at capacity from the campground users. The one South of Fisher Creek has parking for approximately 3 units, with any additional users having to park on the public roadways.

The third issue is overcrowding on the water with the proposed amount of additional users of the water. This side of the lake is already congested on the weekends, with the residents that live on this side, the users of the Provincial Park and the other users on the lake that come to this side to use the beaches and to get away from some of the wind, which prevails from the West and leaves this side a little calmer than other portions of the lake. On a mid August weekend at approximately 1:30 PM, I counted over 40 boats onshore at Sandy Bay, and was unable to count the ones on the water in the surrounding bay area. Additional traffic could create safety concerns on the water for users in the area.

I also believe that the continued development of Seasonal Site Parks in the lake area is contributing to the devaluation of the privately owned property in the area. It is estimated that there are over 400 properties for sale. Some are listed with agents, and their numerous other private sale offerings, the prices of these properties have dropped tens of thousands of dollars over the last couple years, and many are taking years to sell. Currently there are 7 operating Seasonal RV parks and with this proposed one, it would be 8.

Recently I had the opportunity to review a copy of the North Central Lakelands Planning District – Official Community Plan, draft 2 for introduction, dated July 2013, and a number of these concerns are expressed and addressed in that document. I have outlined my concerns in more detail below, in relation to the Official Community Plan, as it related to this proposed development.

## **Part A Introduction and Goals**

### **2.1 Environmental Conservation**

**(1) To conserve the aquatic and terrestrial ecological resources of the planning district.**

The Marsh lands surrounding the lake are a unique and diverse ecosystem that directly contributes to the community and the quality of life that the community is able to provide to the residents. The proposed development property for Evergreen Manor RV Park contains some high ground but the majority of the property is Marsh Land, which the higher ground drains into.

## **Part B General Objectives and Policies**

### **3.1 Objectives**

**(1) To ensure that development and use of land is respectful of the natural environment by:**

**a. Ensuring that future development is considerate of and mitigates**



negative impact on:

- Natural features, resources and ecosystems
- Water quality in any of the lakes in the district
- Fish habitat in any of the lakes in the district
- Natural wildlife habitat areas
- Significant areas of natural vegetation and rare or endangered species

(2) To help facilitate the maintenance of lake levels within their desirable operating ranges.

All of the items listed in the OCP 3.1 (1) a, can be found in the area that is proposed to be developed, and are part of what makes the community a natural and enjoyable area for the residents. The natural vegetation of the area proposed to be developed is an integral part of helping to maintain the lake levels of Torch Lake, which is natural spawning area. The vegetation absorbs and slows heavy rains, and spring snow melt, and slowly releases them into the marshlands to drain into the lake. Removal of this vegetation and trees will dramatically increase the run off and directly affect the lake and creek levels.

## **Part B Goals and Objectives**

### **3.2 Policies**

(6) Development shall not damage or destroy Fish Habitat.

(7) Council will discourage any alteration of designated wetlands to accommodate development and further:

a) Wetlands shall not be filled or drained for the purposes of development.

(16) The municipalities will continue to work with the Saskatchewan Water Security Agency and other water resource government agencies in the interest of managing lake levels, specifically:

b) Candle Lake/Torch Lake water levels and water issues in the drainage basin.

The marsh that is part of this proposed development parcel drains directly into Fisher Creek (part of the Torch Lake River system) and disruptions to this ecosystem, could/will negatively impact the fish spawning and water quality of the Lake system. Also removal of the natural vegetation will directly impact the ecosystems ability to store and slowly release water into the river and lake system.

### **3.2 Policies**

(22) The Municipalities may establish conservation districts within it zoning by-laws to protect sensitive areas from negative impacts of development and control public access and use in accordance with the following principles:

a) Only passive recreation activities requiring limited facilities shall be allowed in conservation areas except where trails and stopping areas are established and managed for snowmobiles and other off road vehicles;

b) Land designated as conservation may only be re-designated to another land use if it is more than 100 meters from Candle Lake, is not important as habitat for rare endangered plants and animals

c) Public access to conservation area may be prohibited and management measures taken to limit or preclude public access where such measures are required to protect significant natural resources.

It is my understanding that this property was previously zoned as a Conservation parcel, and I believe that it should be maintained as a Conservation area and the principles and policies above should be in place for it.

## **Part B Goals and Objectives**

### **4 Inter-Municipal/Jurisdictional Cooperation**

#### **4.2 Policies**

4.2 The Municipalities will facilitate cooperation with adjacent municipalities and jurisdictions with respect to existing and future development that has or potential will have a significant impact on adjacent services, facilities, residents and/or natural resources and further:

b) Any application for subdivision or rezoning within 2KM (1.25 miles) of the boundary of Prince Albert National Park. Candle Lake and Blue Heron Provincial Parks may be referred to the appropriate federal or provincial department(s) for comments.

The parcel of land in this proposal is directly adjacent to the Candle Lake Provincial Park – Sandy Bay. Has this proposal been submitted to the Provincial Government for review and feedback? The addition of a medium to high density residential development will increase the traffic on both the roadways and water surrounding the park and will have an impact on the business and the physical and social environment of the park itself. This park beaches and parking areas are currently over crowded at peak times, the additional traffic to both the beach and boat launch will only aggravate this situation.

## **Part B Goals and Objectives**

### **5 Municipal Infrastructure and Services**

#### **5.2 Objectives**

2) To Promote coordinated planning of transportation systems to provide and maintain a system of municipal rights of way and facilities that meet demands for safe travel and access for vehicular and pedestrian traffic and specifically:

b) To ensure that development does not create traffic safety issues.

Having seen the proposal for the entrance/egress point to the development, I am concerned for the safety of the public on the roadways, particularly from the visibility of the traffic traveling southbound, as the entrance point appears to be close to a curve, which is along the natural bush line along the ditch.

**5) To ensure safe, convenient lake access for all resident and visitors including boat launch and docking area, beach and swimming areas.**

Having been in Sacketts subdivision for over 40 years, as both a seasonal and permanent resident, I have seen the growth of the area and know that the public spaces have been maxed out. I believe that any additional traffic and parking on the public roads ways will create safety concerns for the residents, children of the area and any visitors. I also know how limited the launch and docking facilities of the area are for boats and personal water craft will also create safety concerns in and around the launch areas.

### **Part B Goals and Objectives**

#### **6 Residential Land Use Objectives**

##### **6.5 Multiple Lot Residential Subdivisions**

###### **1 Location guidelines**

**In order to provide for effective and efficient municipal and other services and to protect important wildlife habitat in the municipality, multiple lot residential subdivisions should be located:**

**e) To protect or enhance existing critical wildlife habitat.**

Sand hill Cranes have been spotted in the area that has been proposed for development, there are species of Sand hill cranes that are on the endangered species list, that are known to inhabit the Boreal Forrest area of Saskatchewan.

###### **2 Location Requirements**

**In order to minimize conflict between multiple-lot residential subdivisions and other developments, multiple-lot residential subdivisions shall not be located:**

**b) Closer than 2 Kilometres to a provincial park, provincial recreation site or the limits of an urban municipality when it is demonstrated that a conflict will result with the future long term development of such an area:**

According to the maps provided by Sandy Bay Provincial Park at the kiosk, the proposed land for development is surrounded on three sides by Provincial Park. The proposal to provide park passes for the residences will dramatically increase the traffic to the park, and make it necessary for the park to provide enhanced parking for the traffic to the beach and boat launch facility, as well as increasing the boat launch facility and capacity.

### **Part B Goals and Objectives**

#### **6 Residential Land Use Objectives**

##### **6.6 Lake Orientated Residential Objectives**

**(1) To ensure that future lake-orientated development occurs only in areas that have the capacity to support such development.**

**(2) To ensure that any future lake-orientated residential development occurs to avoid land and lake use conflicts.**

As previously mentioned the public access to the lake and facilities to accommodate the additional use are not currently sufficient.

#### **6.7 LAKE-ORIENTED RESIDENTIAL POLICIES**

**(1) New lake-oriented residential subdivision or re-zoning for lake-oriented residential development shall only occur in areas that have been identified as having the capacity to support it, based on the analysis contained in the Municipal Planning Program Background Report (Crosby Hanna & Associates, August 2005), or as supplemented to Council's satisfaction through more detailed site investigations by recognized credible professionals.**

**(2) Future lake-oriented residential subdivision or re-zoning for lake-oriented residential development shall occur to avoid conflict with existing land uses, lake uses and development**

**(3) Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:**

**a) Location or orientation of roads or pedestrian circulation routes such that pedestrian residents would need to pass through existing residential areas, where the streets or pedestrian routes are not located or oriented to accommodate such use, in order to access public shoreline and other public recreation areas, facilities and destinations in the vicinity; or**

**b) Sufficient off-street parking has not been provided to accommodate anticipated use by residents' vehicles in the vicinity of local public shoreline and other public recreation areas, facilities and destinations; or**

**c) Anticipated increased traffic levels may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas; or**

**e) Anticipated use levels of public shoreline or other public recreation areas, facilities or destinations created by the proposed development would result in unacceptable crowding or over-use situations.**

**(4) Conflict with lake uses will be demonstrated by, but such demonstration will not necessarily be limited to, the following:**

**a) Anticipated increased boating or other lake use levels may create unsafe conditions or situations for swimmers, boaters or other lake users on the lake; or**

**b) Anticipated requirements for boat docks or other shoreline services and facilities related to increases in lake use levels cannot be practically accommodated without creating unacceptable crowding or over-use situations.**

The additional traffic anticipated from this proposed development would have a direct bearing on all of the points mentioned above in the surrounding subdivisions, and in the Provincial Park, as people try to access the beaches and lake.

## **Part C Area Specific Objectives and Policies**

### **17 Candle Lake Region**

#### **17.1 Policies**

**(5) Subject to all other policies in this Plan, Council will only consider rezoning land to accommodate future residential development, if the proposed development would not conflict with existing land and lake uses. Such conflict will be demonstrated by, but such demonstration will not necessarily be limited to, those situations noted below:**

**a) Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:**

**i. Location or orientation of roads or pedestrian circulation routes such that pedestrian residents would need to pass through existing residential areas, where the streets or pedestrian routes are not located or oriented to accommodate such use, in order to access public shoreline and other public recreation areas, facilities and destinations in the vicinity; or**

**ii. Sufficient off-street parking has not been provided to accommodate anticipated use by residents' vehicles in the vicinity of local public shoreline and other public recreation areas, facilities and destinations; or**

**iii. Anticipated increased traffic levels may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing**

**v. Anticipated use levels of public shoreline or other public recreation areas, facilities or destinations created by the proposed development would result in unacceptable crowding or over-use situations.**

**b) Conflict with lake uses will be demonstrated by, but such demonstration will not necessarily be limited to, the following:**

**i. Anticipated increased boating or other lake use levels may create unsafe conditions or situations for swimmers, boaters or other lake users on the lake; or**

**ii. Anticipated requirements for boat docks or other shoreline services and facilities related to increases in lake use levels cannot be practically accommodated without creating unacceptable crowding or over-use situations.**

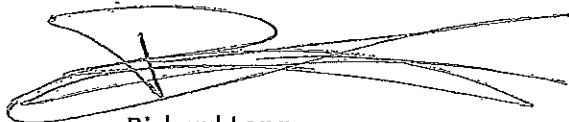
The additional anticipated traffic levels from this proposed development on both the streets in the surrounding subdivisions, on the beaches and on the water in the area, will be in

contradiction to points above. Launch and docking facilities do meet the demand of the existing users, and can not support additional traffic.

In conclusion, I would like to again express my opposition to this proposed development, as I feel that it will have a negative impact on the natural ecosystems, wildlife, safety of the residents and visitors and the physical and social environments of the surrounding subdivisions, as well the Provincial Park, both on land and on the water.

I strongly recommend that this proposal be rejected, and the area left in its natural state.

I would like to thank you for your consideration of this matter:

A handwritten signature in dark ink, appearing to be 'Richard Lang', with a large, sweeping flourish extending to the right.

Richard Lang  
18 - 2<sup>nd</sup> Cres North  
Candle Lake, Sask

306-929-2961

306-220-6719

[Richard969@sasktel.net](mailto:Richard969@sasktel.net)

**From:** "Giselle" <glselleruest@shaw.ca>  
**Subject:** Bylaw 18 and 19  
**Sent date:** 10/28/2013 06:20:58 PM  
**To:** <candleadministrator@sasktel.net>  
**Cc:** "Marg Currie" <rm.currie@sasktel.net>, "Faye Way" <fayeway@sasktel.net>

To: Joan Corneil, Village Council and Mayor John Quinn

This letter is in regards to bylaws 18 and 19 of 2013 to allow development of an RV Park and other related activities such as parking which will be located on the west side of Highway 265 north of Fisher Creek.

We are opposed to this development. We regret that we will not be able to attend the Public meeting being held on November 8. We respectfully ask that our concerns be shared at this meeting.

1. The development will cause harm to the Ecosystem that allows Candle Lake to be a clear and clean lake. The swamp acts as a filtration system.

2. The added land fill that will be brought in to build this development and access to this development will also effect the flow of water. Many residents and village property have experienced high waters and flooding in the past few years.

3. There is limited boat launch and boat trailer parking around the lake already. Sandy Bay campground can not accommodate all the extra beach and boat launch traffic that this development would cause.

4. There would be increase road traffic concerns.

5. Pedestrian traffic would also be a concern as they would have to cross the already busy highway to get to the lake.

6. There would also be a significant increase in boat traffic on the lake.

Candle Lake has many empty cottage lots for sale. These properties when developed would bring in extra tax revenue for the village. There is ample opportunity for anyone wanting to be part of the Candle Lake community to purchase a lot or an already existing cottage at Candle Lake. We do not need another RV park that would put added stress to the infrastructure

8. A seasonal RV park does not allow those residents to help keep businesses open and viable throughout the winter months as do cottage development.
9. The development of this parcel of land is in contradiction to the Official Community Plan.

Respectfully,

Mark and Giselle Ruest  
and Walter Way  
12 White Poplar Cres.  
100 Lakeshore Drive

Marg Currie  
98 Lakeshore Drive

Faye



## Candle Lake Office General Box

**From:** Lana Rossmo <lanarosso@skyvelocity.ca>  
**Sent:** Wednesday, October 30, 2013 1:23 PM  
**To:** rvcandlelakeoffice@sasktel.net  
**Subject:** OPPOSITION TO: Proposed development Candle Lake West side

Good Day!

If possible, please submit this email on my behalf at the council meeting as stated opposition to the proposed development that is the subject of the meeting on November 8th.

Opposition reasons --

-damage to natural eco-system (swamp area) needed to keep Candle Lake water clean and clear.

-160 unit residences multiplied by the number of people in each, equals a sizeable increase of people and boat traffic on and around the lake. Launching of boats and parking of boat trailers on Candle is already an issue!

-if it is true that people residing in the new proposed development will have passes to the Provincial Park, the Park site residents will not appreciate the extra traffic; aside from the uprise it will cause with other Candle residences wanting to use that launch!

-it is my understanding that The development of this parcel of land is in contradiction to the OCP (Official Community Plan), both in the environmental aspect, with the impact to the swamps and filtration, and in regards to commercial developments with proximity to Provincial and National Parks.

-I will attend the meeting on November 8<sup>th</sup>. I would like to hear the Village Council's reasoning on how this development will enhance Candle Lake. Many people question if this development is being considered, simply as a "tax grab".

Sincerely,

Lana Rossmo

Box 123

Candle Lake, SK

306 929 4699

Internal Virus Database is out-of-date.

Checked by AVG.

Version: 7.5.560 / Virus Database: 270.12.36/2126 - Release Date: 21/05/2009 6:22 AM



To: The Resort Village of Candle Lake

RE: Proposed change to the zoning for a trailer park adjacent to Sacketts.

Dear Sirs,

In regards to the above noted development, there has been many new trailer parks added to the community in the past few years and I'm not really sure if this is an enhancement to our community. They seem to be added without due process and assessment of the impact of added strain to our limited resources. Do they bring in enough added tax revenue to support the infrastructure required to support the added population? As a tax payer, I would really question how these type of developments are taxed due to the large increase of population they bring in such a high density.

It seems to me that if they are really that needed, they can be added in places where conservation lands aren't affected. I'm not sure if outside the Village development is any better as we lose all tax revenue and still have the load on our infrastructure. There may be no perfect solution but eating up conservation land is not the solution.

Thank you for the opportunity to voice my opinion in this matter.

Greg Breeze

Owner - 11 Dogwood Street

PO Box 2861

Prince Albert, SK

S6V 7M3

11/7/13

1 new message(s)

From: "Kathy Gable" <gklh@shaw.ca>  
Subject: Opposition letter to the proposed RV development  
Sent date: 11/06/2013 11:30:39 PM  
To: "Candle Lake" <candleadministrator@sasktel.net>  
Cc: "Mom" <wmlz@shaw.ca>, "Jeff Scheirer" <cdc@sasktel.net>, "Alan Logue" <alogue@sasktel.net>, "Grant Lohrenz" <grantandchar@northwestel.net>, "Charlene Scheirer" <charlene.scheirer@yahoo.com>

Dear Councillors,

I am writing to voice my opposition to the RV park development. Our family has already written a comprehensive letter detailing our reasons for opposition to this and any development as it appeared before council this past summer. Please take the time to re-read this letter with regard to the slightly altered proposal by the same developer that is now before you. If you would like another copy then let us know so that we can deliver it to the office. We are writing to strongly encourage that you consider our concerns with regard to the land parcels in question under the proposed RV Development near the Fisher Creek area (Bylaw 18-2013, and Bylaw 19-2013) currently before council. The decision to change the zoning from Conservation to Commercial could have devastating long lasting effects for the community of Candle Lake. We are greatly worried with regards to the Resort Village's ability to support infrastructure for any such development, and more importantly the obligation the council has to protect the environment! It is very concerning to think that decisions of this magnitude could be made when the majority of the cottage owners are no longer at Candle Lake.

Please have the courage to make the right decision for all of the cottage owners of Candle Lake.

Sincerely

Kathleen Lohrenz Gable

Sent from my iPhone

Jason & Laurae Doell  
426 Nicklaus Drive  
Warman, SK S0K 4S1

Cabin address:  
35 Eagle Crescent  
Candle Lake

November 5, 2013

Joan Corneil  
Administrator  
Resort Village of Candle Lake  
Candle Lake, SK

**Re: Bylaw 18 and Bylaw 19**

Dear Joan:

After reviewing the proposed bylaw amendments received last month from the Resort Village of Candle Lake, we are writing in support of Bylaws 18-2013 and 19-2013 to allow for the development of an RV park and other related activities such as parking for that area. We think this development would be very beneficial not only to the Resort Village of Candle Lake as the income from the taxes would be an added bonus but also to the businesses in the area who would benefit greatly. These days it not feasible for many individuals and/or families to financial afford to build a cabin so having more RV parking is the best way to go plus a lot of people do not want the year-round maintenance encountered with owing a cabin.

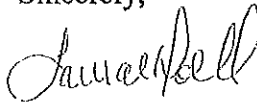
Please feel free to contact us should you have any questions.

Sincerely,



Jason Doell

Sincerely,



Laurae Doell

RECEIVED  
NOV 06 2013  
RECEIVED  
NOV 06 2013

November 6, 2013

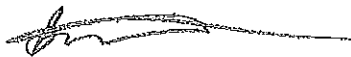
To Mayor and Council:

Ref: Amendment to Bylaws 18 and 19

First of all, I and my brothers who are co-owners of Candle Lake property are disappointed that this issue is being brought up again. I hope that Mayor and council can come to a final conclusion that this is not in the best interest of residence or the resort village. As was brought up in August, there were plenty of reasons why this will negatively affect our and neighboring areas, and very little positive except for a small amount of tax revenue for the village and income for the developer. Taxes paid by cabin owners are a much higher revenue stream for the village and the council should take that into account. Also I am concerned with the timing of this new proposal, I know there is a website that property owners can look at and keep themselves informed but like myself I heard it second hand from a full time resident. I find the new proposal changes very little in the way of alleviating any of the concerns and issues that were brought forward at the council meeting in August. I do not begrudge the developers for trying to make money, but I believe they are trying to profit at property owner's expense. We are the current tax payers and our voice should be louder than possible transient residents. I would also like to know if the developers have discussed their plan with the officials that manage the "Sandy Bay" campground, because I think they will also have some issues as they also do not have an adequate boat launch. We also think that over-development is an issue that needs to be addressed to preserve the integrity of the resort.

Please consider all factors when making your decision.

Yours sincerely,



Bernie Tetreault  
#12 2<sup>nd</sup> Cres. N  
Candle Lake, SK.  
306-717-5378

RECEIVED

NOV 04 2013

To council members and town planner:  
A letter of concern.

We would like to voice our concerns about what we feel is the overdevelopment of Candle Lake, especially noting the proposed trailer court in Sackett's north. This area is a beautifully treed home to many birds and animals. A pair of Sand Hill Cranes have been feeding here for years. Ducks bring up they're family here; deer call this home; owls nest in the trees, etc.. For years we could often look out and see elk feeding across the road or in the meadow behind us. Even a moose would come by once in a while. These have already been forced out by humans encroaching on they're territory.

It has been deemed by some that we are scared of change. The real thing is we don't want change. Why change something as perfect as nature? The lot we are on has been in our possession for 40 years. We came here because of the way things were, leaving the amenities of the city behind, not wanting to bring them with us. A few years back, the village wanted to install street lights on our block. We requested that they not do this as we want to be able to enjoy the stars and the moon and the blackness of night. They graciously asceded to our wishes. Minowukaw has thankfully been saved by the foresite of some of our leaders. Places like Waskesiu have had people realize what man is doing and put a stop to it. The developers are not doing this for the good of the lake or it's inhabitants. They will line their pockets and walk away , leaving the taxpayers to deal with their mistakes. Our last tax hike seems to indicate that we have a lot to contend with, and now we are looking at more?

Fisher Creek had overflowed all summer right to the treeline. With all the development going on the south side, what is happening to this all important spawning ground?

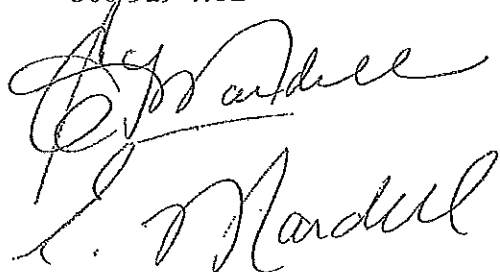
And now they want to develop the north side??

We sold our boat many years ago as the traffic on the lake was getting to be too much. Our son won't put his boat here for that reason and also because fishing is so poor anymore and docking the boat is a nightmare. Our daughter doesn't come to the beach with her family as it is so overcrowded. Getting down some of the streets in the summer can be a night mare because of the vehicles parked everywhere as people try to find a little bit of beach space.

Please take a deep look at the whole picture and what is happening as some of the 'changes' being made are doing irreparable damage to our environment. Putting in man made eyesores is destroying the beauty of our lake. It was said to me once that we should take a picture to show our grandchildren what Candle Lake looked like with trees.

I hope you will make informed decisions regarding this that will be for the good of the majority of the people as well as our wildlife and the beautiful land nature has provided us. It is our responsibility to care for it. Lets do it right.

Cliff and Ethel Mardell  
143 Lakeview dr.  
Candle lake  
306-929-4732

The block contains two handwritten signatures in dark ink. The top signature is cursive and appears to read 'Cliff Mardell'. The bottom signature is also cursive and appears to read 'Ethel Mardell'.

Box 268

Candle Lake, SK

November 4, 2013

RECEIVED  
NOV 04 2013

Dear Mayor and Council,

This letter is in regards to Bylaws 18 and 19.

We are unable to be at the Public Hearing on November 8 so we would like to express our concern in writing.

The area in question is most valuable as a conservation area and should remain as such. Wetlands are necessary to filter our water.

The area in question is crucial because of its proximity to the Fisher Creek waterway. It needs to continue to be zoned as conservation.

Please consider this when you make your decision.

Sincerely,



Valerie Manton



October 30, 2013

To: Mayor and Council of the Resort Village of Candle Lake, Saskatchewan

Re: Proposal for By-Law Changes (Proposed Bylaws 18/2013 and 19/2013) to all the development of Seasonal Sites - Evergreen Manor RV Park - located on land west of highway adjacent to Sackett's subdivision.

We are submitting this letter to express <sup>my</sup> concerns with the proposal requesting approval to construct and open a Seasonal Site RV park in the area adjacent to Sackett's North Subdivision.

We are against the planned development for the same reasons summarized by the letter written by Mr. Richard Lang submitted to your office on October 25, 2013 (attached for your review).

Thank you for your consideration.



Lorna and Greg White  
#5 - 2<sup>nd</sup> Crescent N  
Candle Lake, Saskatchewan

306-929-2340

Cell 306-291-2604

Email [lornamw10@icloud.com](mailto:lornamw10@icloud.com)

[Greg.white@shaw.ca](mailto:Greg.white@shaw.ca)

RECEIVED  
NOV 05 2013

From: "Jeff Scheirer" <jscheirer@carltondentallabs.com>  
Subject: Candle Lake West Side RV Park  
Sent date: 11/05/2013 02:15:31 PM  
To: <candleadministrator@sasktel.net>  
Cc: "Marilyn Lohrenz" <wmlz@shaw.ca>, "Kathy Gable" <gklh@shaw.ca>, "Alan Logue" <alogue@sasktel.net>, "Charlene Scheirer" <charlene.scheirer@yahoo.com>

To the council of Candle Lake, SK:

Hello.

I'm writing, again, to voice my concern with and opposition to the proposed RV development near the Fisher Creek area.

By my recollection, I have written and submitted several letters with the opinions and viewpoints I have toward this proposed development. Who knows what's become of them, were they even read, have they been kept or discarded? It seems as if each time an incarnation of this proposal is presented, it zeros out all previous concerns anyone has had and we all start over again. Well, to me, all this means is despite overwhelming opposition people may have to this or any development, all a speculator needs to do is wear people down till they get their way. Why? It's the same thing over and over again. A group speculates and buys some land, waits for market upturn, and then tries to unload at a good profit. Typical business move, good idea, except not every speculative venture works out if the conditions are not right. Sometimes you win, sometimes you lose, hopefully you win more than lose, and come out ahead in the long run.

This is a situation where someone speculated on the future usefulness and value of the land, and lost. I'm not going to go over and over the points brought up countless times before by dozens and dozens of people regarding the environmental

impact; councils past and present have seen these powerful arguments many times, turned down the developments, yet a change in wording seems to press the reset button and concerns go out the window.

I wish every venture I'd participated in, or initiated, had been successful and made me a profit. God knows, not all of them turned out the way I wanted them to, or thought they would, but that's the nature of the game. You're not entitled to success just because you've made an investment. All you need is a stock market downturn to prove that; ask anyone who had to delay retirement after 2008.

Let these people write this off as speculative venture that didn't work. They won't lose a lot, it'll work out for them from a tax perspective. Let them donate it and get a tax receipt, whatever, they can be imaginative. Maybe they should build their home there and become a resident. Bottom line is no one wants this development in this area because there is not enough infrastructure and its going to affect the environment. Step up to the plate, council, make the right decision. You owe nothing to anyone, except the people and ecosystem you represent in this area.

Jeff Scheirer  
Candle Lake

11/5/13

Webmail 6.0 - Inbox

From: "Louise Tarasiuk" <lltarasiuk@gmail.com>  
Subject: Fwd: New development  
Sent date: 11/04/2013 04:04:36 PM  
To: "Joan Corneil" <candleadministrator@sasktel.net>

Sent from Samsung Mobile

----- Original message -----

From: Al Newell <alnewell60@gmail.com>  
Date: 11-03-2013 09:47 (GMT-06:00)  
To: candlelakeoffice@sasktel.net, rvcandlelakeoffice@sasktel.net, Lyle and Louise <lltar@skyvelocity.ca>  
Subject: New development

Mayor and Council Resort Village of  
Candle Lake

Al and I

just wanted to let you know our feelings about the new development ( between Fisher Creek and Telwin). We are opposed to this plan. This is an environmental disaster waiting to happen in this fragile eco system. It seems Candle Lake is quickly becoming the trailer park capitol of Sask. Just so a few developers can get richer, the environment and the residents of Candle Lake will suffer. I am sending this to you because I am not sure if a letter to the " Mayor and Council" will be forwarded to them in time. I believe this kind of development should not be addressed by council at the time of year when 85 % of the tax paying owners are not here to be informed of the consequences. This furtive approach makes everyone question the motives not only the developers but also the Mayor and Council. Any development of this magnitude needs an environmental study before approval.

Al and Darlene Newell

2 Shelley Street

Candle Lake, SK

E-mail submission, Nov. 4<sup>th</sup>, 2013

Att'n: Ms. Joan Corneil, Village Administrator, Mayor Quinn, and Councillors, of the Resort Village of Candle Lake

As we won't be able to attend the November 8<sup>th</sup> public hearing I am submitting this e-mail to state my position on the proposed bylaw amendments being considered at that meeting. Should you wish detailed explanations as to why I have taken these positions I would be pleased to provide them at your request:

- 1) It was my understanding that there had been enough public disagreement that the proposal for the RV Park project referenced in Bylaws 18 and 19 had been rejected by Council this summer, so I was surprised to see the proposal once more before Council for consideration. Although I have not had time to research all the reasons that there was such a negative reaction to the project, my sense is that there would be 3 sound reasons to do so: a) the harmful environmental impact on the lake of developing sensitive wetlands that form an integral part of the Candle Lake watershed; b) the fact that there are already more than enough RV parks already in existence especially at a time when there are so many residential properties for sale that it is an inappropriate time to allow the building of more RV spaces; c) there is already heavy traffic on Highway 265 that will only be made worse with the addition of another development. For these reasons I would like to see the request for this development be turned down;
- 2) I can see the benefits of the marina project outlined in bylaws 20 and 21 provided the reason for its construction being considered is so that residents in the Noble's Point and Holiday Acres will be provided affordable mooring and lake access. I believe that the most responsible way to provide residential land owners access to the lake is through the construction of smaller sub-division marinas rather than ever allowing more docks to be added to the shorelines, and hopefully sufficient affordable marina spaces so that the existing docks on the lake can be removed. Assuming this is part of that long term strategy I would be in favour of this project being approved.
- 3) I am very much opposed to the projects proposed in bylaws 23 through 26. My reasons for this position are: a) this development will in my opinion have irreversible negative environmental and aesthetic impacts on this pristine corner of the lake. It will undoubtedly have harmful impacts on the waterfowl and wildlife that use this habitat, and which provides a unique accessible area for quiet enjoyment of the lake without adding the interference of more motorized boat traffic; b) it will greatly degrade the peaceful use of that corner by the two camps that currently operate adjacent to the proposed location; c) although I have not had a chance to research all the details it is my understanding that this approval is being requested by a developer who wants this project to be accepted as a benefit to a development in a location that is not within the boundaries of the RVCL; d) boat traffic in that portion is already high and would only be made much worse with the additional traffic that would result from this large development

I respectfully thank you for giving me this opportunity to share my positions on these important proposals.

Sincerely,  
Ernest Meili,  
[ebmeili@yahoo.ca](mailto:ebmeili@yahoo.ca)

October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

Attention: Mayor and Councillors

Dear Officials,

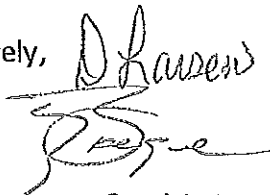
We received your latest letter of proposed bylaw amendments this October 2013 in the mail and were moved to write this letter.

We are against the bylaw 18-2013 and 19-2013. We do not want another RV Park at the lake.  
We are against the bylaw 20-2013 and 21-2013. We do not want another Marina at the lake.  
We are against the bylaw 23-2013 and 24-2013. We do not want another Marina at the lake.  
We are against the bylaw 25-2013 and 26-2013. We do not want more boat storage at the lake.

We are against the pace of rapid development that Candle Lake has seen in the last 20 years and want it to stop. This development is doing detrimental damage to a pristine lake and must be curtailed. Please hear our wishes and act accordingly.

Thank you for your attention to this irreversible matter.

Sincerely,



Donna Larsen & Calvin Bacque  
Tax Payers of 45 Main Street  
Candle Lake, SK

Donna Larsen  
4500 Cottonwood Rd.  
Innisfail, AB T4G 1E3

RECEIVED

NOV 05 2013

October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

Attention: Mayor and Councillors

Dear Officials,

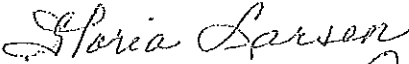
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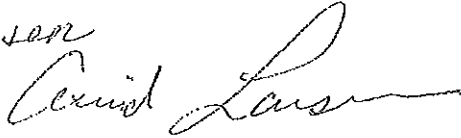
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Thank you for your attention to this irreversible matter.

Sincerely,

  
Arvid and Gloria Larsen  
Site 4 Box 10 RR3  
Innisfail, AB T4G 1T8



Taxpayers of 56 Lakeshore Drive  
Candle Lake, SK

RECEIVED  
NOV 05 2013

October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

Attention: Mayor and Councillors

Dear Officials,

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Thank you for your attention to this irreversible matter.

Sincerely,



Deanna and Don Ross  
Owners of 56 Lakeshore Drive  
Candle Lake, SK

Deanna & Don Ross  
Site 4 Box 4 RR 3  
Innisfail, AB T4G 1T8

RECEIVED

NOV 05 2013



Resort Village of Candle Lake Regular Council Meeting

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November 08, 2013

SCHEDULE "C"

Dan Tyson  
16 Elm Place  
Candle Lake, Saskatchewan  
S0J 3E0

RECEIVED  
NOV - 7 2013

November 6, 2013

**HAND DELIVERED**

Mayor John Quinn & Councillors  
Resort Village of Candle Lake  
PO Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

**Re: PROPOSED BYLAW 20 of 2013 – a Bylaw to amend the Basic Planning Statement changing future land use from Restricted Development to Commercial (C1)**

**Known as: MARINERS COVE MARINA DEVELOPMENT**

Dear Mayor Quinn & Councillors

I am opposed to Bylaw 20 of 2013 being approved and request council members to vote to defeat this bylaw for the following reasons.

- 1) Section 3.6 of the Basic Planning Statement (hereinafter referred to as "BPS") of the Resort Village of Candle Lake (hereinafter "Village") states that "marinas with over twenty slips, will be discouraged and smaller marinas with fenced storage compounds will be encouraged." The proposal requesting the rezoning is for approximately 100 slip marina.
- 2) Section 5.2.6 of the BPS states that "non-residential development of lands adjacent to residential areas shall be permitted only where the nature of use will not create vibration, noise....". This marina will create additional road traffic and boat noise to residential property in the neighbourhood.
- 3) Section 5.2.13 of the BPS states that "Undeveloped natural areas or green spaces shall be located throughout the Resort Village." This area is the only natural area from Nobles Point past Hayes Subdivision that is on the lake.
- 4) Section 5.2.25 of the BPS states that "...development of land....shall proceed only after review of information prepared by qualified professional engineering, environmental, planning, and other appropriate professionals, addressing the social, environmental, and engineering feasibility and impacts...". I have not seen any reviews done and presented to the residence of the Village for consideration
- 5) 5.2.26 of the BPS states that "Unless specifically identified otherwise in this bylaw, undeveloped Crown Land within 100 meters of any waterfront or shore shall remain in an undeveloped state or be used for passive recreation or public service purposes only." The parcel of land is 365 feet to 565 feet from water towards Simon Lehne

100

- Drive. 100 meters converts to 328.1 feet. The proposed marina is 185 feet deep, without consideration for parking, thus it does not even fit on the parcel of land.
- 6) 6.3.3 of the BPS states that "The Resort Village will review sub-division proposals and any related rezoning quarterly, but approval shall not be granted unless the proposal has been presented to the public during a summer (May 01 to the first Monday in November) period to assess public response." This rezoning effect residential properties and should be presented during the summer period so as all residence of the lake, while the majority are attending the lake, have the best opportunity to discuss matters brought forward such as this proposed bylaw.
  - 7) 11.1 of the BPS in paragraph 3 states that "Any further development and use of Crown Land should occur only where the development will benefit all residents, where the habitat is protected...". This bylaw is being changed to benefit a commercial development that only benefits the shareholders of Mariners Cove. This paragraph goes on to state "Further, the Resort Village desires that any future transfer of Crown Land within the Resort Village or elsewhere around the Candle Lake to private interests should be undertaken only with considerable deliberation, consultation and based on the principles outlined above." The importance of maintaining the land under the existing BPS was so strong when this BPS was created that the closing phrase of the paragraph is "...the Resort Village will not consider further subdivision of Crown Land for development." This is a very strong statement of the philosophy behind the BPS.
  - 8) 11.2.4 states that "To retain existing Crown Land in public ownership except for the Marina at Noble's Point and the planned expansion of the Golf Course or the development of land for mutually agreed managed public use.". The land will not be in public ownership or use as it is a private enterprise.
  - 9) 11.3.2 states that "Land designated as Conservation may only be re-designated to another land use only if it is more than 100 meters away from Candle Lake...". This parcel of land is not large enough to accommodate the development proposed and the reason of considering rezoning the land, as previously stated in point 5 of this letter.
  - 10) 11.3.4 states that "The Resort Village shall discourage the transfer of Crown Land to private ownership except where the mandate of the private interest is to conserve or preserve natural or heritage resources.". Self explanatory.
  - 11) Part of the proposed development requiring the request to rezone is to create storage buildings. There are many vacant properties in the Industrial area (garbage dump road) which would nicely accommodate this type of development. The Village created this area to remove industrial and or commercial business out of the residential community and over the past number of years it appears to have worked quite well. Please keep up the good work in this regard.
  - 12) It has been stated by Joan Corneil in her discussion notes that council has heard for a need for more marinas and that this would be a better option than docks. There are only a handful of docks and or boat lifts on the shores of the lake on the east side of the south bay of the lake. The reason is this shore gets rocked by huge wave during the summer storms and few docks or boat lifts are going to stand up to the weather over the summer season. It is unlikely that people will remove their boat docks and

or boat lifts and drive 20 – 30 minutes from the west side of the lake to use a marina on the east side and then spend the time to drive back each time they wish to go boating.

- 13) Further, in the Conclusion of the report by Joan Corneil she states that "This project may benefit all residents of the lake...". Obviously not true! The proposal only calls for about 100 slips, therefore only 100 are benefitting. ZERO, NONE, NO development may benefit ALL residents of the lake by maintaining the natural beauty of the forest and its eco system for everyone to enjoy, including those who did not get a slip at this location.
- 14) Another part of the proposed development requiring the request to rezone the land is a boat launch. Within two miles there are three boat launches. One is public and two are private. If more public launches are required a simple solution, in an already designated area which is within one mile of the proposed development, is to widen the launch area of the public launch at Nobles Point and add another dock to better serve the community.

I cannot make my summary any better than to reiterate 3.0 of the BPS Community Vision that states "This section provides statements of values and of the community vision for the future. These values were made evident through the public consultation process leading to this basic Planning Statement and its accompanying Zoning Bylaw. These values and visions are not universal, but were common to the majority of the people who participated." I was part of that process of surveys, meetings, discussions and workshops.

In conclusion the BPS time and time again defines that the residents of Candle Lake do not want the Crown Land future land use changed from Restricted Development to Commercial (C1). Furthermore, the proposed development does not meet the vision and philosophy of the BPS. The proposed development does not conform to the requirements of the BPS. From the points above I believe it is impossible for the Mayor or Councillors to support rezoning Crown Land to accommodate the proposed development by Mariners Cove. Therefore, the rezoning should be rejected.

Thank you for your time and consideration.

Sincerely,



Dan Tyson

*From the desk of Ron Cherkewich . . .*

*x For your information*

*x For your comments*

*x Please call (c) 961-9292*

*(h) 929-3233*

RECEIVED

NOV 05 2013

November 4, 2013

Via Email [ResortVillagecandlelakeoffice@sasktel.net](mailto:ResortVillagecandlelakeoffice@sasktel.net)

**Mayor John G. Quinn and Councillors**

Resort Village of Candle Lake

Box 114

Candle Lake, SK

S0J 3E0

cc: Administrator Joan Corneil

Dear Mayor Quinn and Councillors:

**Re: Access for Information Application**

**1. Initial response is non-compliant-**

We received various documentations from Mr. Hicks which we understand was presented to him for conveying to me as being the Resort Village's response to my Access to Information request.

It may be that the format of the reply reflects the fact that the Resort Village and particularly your Administrator has little or any experience with Access to Information requests?

The response required by the legislation is dictated by Section 7(1). The response is required to be in writing. Simply compiling a bunch of documentation does not meet the legal obligations imposed on a Resort Village by the *Act*.

So there is no misunderstanding I raise the above simply to assist the Resort Village and particularly for the Mayor who under the governing legislation has the responsibility to

ensure compliance in the management of the Resort Village's affairs and its dealings with ratepayers. Failing acknowledgement and an appropriate response letter ( see item 2 below), the *Act* provides for an Appeal to the Privacy Commissioner. In a small community like Candle Lake, I think we should be able to deal with these matters without the expense of bringing people in from Regina or wherever?

With the materials that were enclosed, there appear to be several "shortcomings" which clearly ought to have been included. Our examples are:

**First Application\*:-Discretionary Use Application**

With respect to the proponents initial application dated September 9 and signed Sept 10/13 the application was provided but not the mandatory attachments called for under paragraph 1 , sub para a.) & b.) . Proof of payment of the Application fee (para 2), was not provided.

**Second Application\*:-Zoning Bylaw Amendment Application** in this "Amendment" Application of Oct 2, 2013 neither proof of the application fee (para 1) nor the proponents para 2 -"**Justification for zoning Bylaw Amendment**" were enclosed.

\* second & third if you reference the Development Permit application in 2012.

**2 Missing documents and unanswered questions which should have been answered by the Access to Info documents the Resort Village was obligated to supply-**

2.1 Is there an explanation why the July 2, 2013 Application to Subdivide Land sent to the Government on behalf of the proponent by his Surveyor has 160 meters for the closest resident lots but the Resort Village proceeds on the basis that the separation is 500 meters?

2.2 How is it on **Sept 11, 2012** the Resort Village [Reso 52/2012] is conditionally approving a **Development Permit Application** for the marina project. A copy of this Application was not enclosed in the Access to Information materials received. Surely a **Discretionary Use Application** is not a **Development Permit Application** and the Resort Village would and should know the difference? How did the confusion arise and how did the Resort Village get from approving a **Development Permit Application in 2012** to considering a **Discretionary Use Application** in 2013? **Please immediately provide clarification and supporting documentation. Call me (929.3233) and I will pick the same up-**

2.3 There is no correspondence, emails, faxes, memos of conversations, letters etc (Herein "documents") as between the Proponent and the Resort Village. It is inconceivable that such correspondence does not exist as this marina project was before the Resort Village back in Sept of 2012!

3. There is also reference in the various Reports prepared for Council in the materials enclosed that:

**3.1 The Resort Village would/might benefit to the extent of \$100,000.00 in taxes.**

Could you please provide us with the calculations and supporting documents, etc. which generated that figure. The figure is very difficult to understand as it does not reference whether the projected taxes are annual or for the term of the lease etc. Does the projection, for instance, take into account that there would be 500 feet of lakefront property, which at \$240,000.00 per 65 feet of frontage should have a much more significant tax levy, let alone the assessment of any improvements that might be contemplated? We simply would like a breakout and rationalization of the projected figure as we assume that the figure used was simply not pulled out of the air?

**3.2 The materials that were supplied do not show where the proponent and for that matter, where the Resort Village addresses or even considers the principles endorsed by the Ratepayer in the BPS Bylaw.** We note with some concern that in the reports prepared for the Resort Village and legal submission recently received by the Resort Village that there is no consideration whatsoever of the BPS in Sept of 2012 nor on Sept 13 2013 or Oct 11, 2013. The BPS bylaw of 2002 clearly speaks against this kind of commercial development on the subject land.

**3.3 The Resort Village by Sept 12, 2013 would have a clear understanding of the governance compliance issues impacting these kind of applications? We note that in a letter dated Sept 12, 2013 William Langen of Stevenson, Hood, et al for his clients clearly laid these out for the Resort Village. I highly recommend the RESORT VILLAGE revisit that letter. Note that the situation on the marina is more egregious in that the proponent is seeking to convert Restricted Development and Conservation lands to Commercial!**

4 Correspondence from Resort Village dated October 28, 2013

When the response to my Access to Info was received I gave a courtesy call to your Administrator to point out several shortcomings in the response and the requirements of s 7. This was done to try and save the Resort Village and I going through the expense and hassle of an Appeal under section s 38(1)(3). I received a cheeky letter from the Administrator.

**4.1 The letter claims to be a s 7(1) response.** The Administrator appears to have not read the section in question or if she did misconstrued it. I presume the Administrator

did not seek advice from the Resort Village legal counsel as I suggested and she agreed to do.

#### **4.2 Production of the Lease**

The Administrator either misconstrued or misunderstood our discussion. She said she had just got the lease or had got it just after the Access to Information materials were produced. She had questions about releasing the lease which I could understand if she was not familiar with the process. I said she could take her guidance from the fact it was a Crown lease which is a public document. I suggested she could check with the government or, once again legal counsel. She obviously did neither? In deed she seems to have twisted the conversation into something else. I am therefore still expecting a copy of the lease or some legitimate Access to Info reason why it is not available.

*Note: The above also raises a serious question of how the Resort Village could have considered the proponents application(s) without first having looked at the lease terms and conditions? The proponent's application, I respectfully suggest, should have been stood down until that issue was fully explored.*

#### **5. Rationalization of proposed marina to existing bylaws and policies:**

Finally, how does Council possibly rationalize and justify Commercial Development on RD and Cons. Lands when the policy and the bylaws seek to restrict Commercial Activity to the Designated Commercial Area (on the way to the garbage dump)?

.....

If any member of the Municipal Council or Ms. Administrator would like to meet over this or any part of this letter I would be pleased to have you over to our new home at Candle Lake and discuss this over a coffee.

Please be advised that I likely will be attending the meeting and presenting a series of questions to the Council as I am somewhat troubled by the whole process that was adopted and the way the ratepayers were treated in considering the proposed marina.

Yours truly,

RON CHERKEWICH

Cc Carol Cherkewich



October 25, 2013

RECEIVED  
OCT 31 2013

Resort Village of Candle Lake  
PO Box 114  
Candle Lake SK  
S0J 3E0

Attention: Mayor John Quinn and Councillors:

The Nobles Point Co-operative Board of Directors was very surprised to hear about the proposed bylaw amendments #20 and #21. To our knowledge there was no consultation with the sub-divisions that would be affected by an additional marina in the area.

Below is a list of our concerns:

**ENVIRONMENT:** Has an environmental impact study been done to determine if the development of a marina, parking lot and boat launch would affect the natural flow of water to the lake during spring run off? This needs to be addressed to eliminate flooding in the area.

**SAFETY:** Simon Lehne Drive is currently a challenge to navigate with the number of families walking on the road, bicycle traffic and the numerous vehicles hauling boats. The road is barely wide enough for vehicles to meet. Therefore, walkers and bicycles are in danger of being struck. We believe that the road needs to accommodate two lanes of traffic plus a designated walking/bicycle lane or an improved walking strip/boardwalk separate from the road.

**INFRASTRUCTURE:** We are concerned that an additional marina will create more traffic on Main Street and Simon Lehne Drive. If Simon Lehne Drive is going to be rebuilt, it would be an opportune time to repave it to Nobles Point Sub-Division and continue to Nobles Point boat launch.

We believe that the current infrastructure (Simon Lehne Drive) should be improved and completed before any more development is approved.

Please consider the above concerns before voting on the bylaw amendments.

Thank you

Nobles Point Co-operative  
Board of Directors

*Kathy Brown*

Submitted by Kathy Brown Secretary /Treasurer

10/28/13

Webmail 6.0 - Inbox

**From:** "Hicks" <karmaduk@skyvelocity.ca>  
**Subject:** Mariners cove marina  
**Sent date:** 10/28/2013 03:33:53 PM  
**To:** "candleadministrator@sasktel.net" <candleadministrator@sasktel.net>

I would respectfully request that this council reconsider the application by Mariners Cove to build a marina on Simon Lehne Drive for the following reasons:

- the lake area there is a spawning area for whitefish
- the road already has maximum traffic flow and with it a considerable dust problem
- the ratio of residences ( we know the intention is to have another trailer park ) to trailer lots is already the highest of any other Saskatchewan lake.
- our lagoon and garbage dump facilities are already stretched
- if Mariners Cove wants a marina for their customers they might consider re-establishing the one that existed naturally there when Hanson's Beach was in existence at that location.

Yours..Dale and Diana Hicks  
3 Elm Place  
306-929-2232  
Sent from my iPad

RECEIVED

OCT 30 2013

October 29, 2013

Resort Village of Candle Lake  
PO Box 114  
Candle Lake SK  
S0J 3E0

Attention: Mayor John Quinn and Councillors

RE: Bylaws 20 and 21

My husband and I reside at Nobles Point and have grave concerns about a 3<sup>rd</sup> public marina on Simon Lehne Drive. We agree that another public marina is needed at Candle Lake but Simon Lehne Drive is already overtaxed with traffic from a public marina, a 2nd commercial marina and more than 300 properties using a single road access.

1. Simon Lehne Drive is frequently filled with huge potholes and ruts, yet this does not stop vehicles from racing up and down the road at speeds well over the limit, creating huge dust and safety problems. More traffic turning out of this proposed marina will create frustration, unsafe passing and dangerous driving. The proposed upgrade to Simon Lehne is long awaited but will not solve the traffic problems another marina on this road will create.
2. Pedestrian safety is at risk. Traffic is often reduced to one lane as bikers and groups of pedestrians walking and pushing baby strollers and pulling wagons make their way to the beach and other areas of the lake. This is a resort village where people expect to enjoy an active lifestyle, yet you take your life in your hands walking anywhere along Simon Lehne during the spring and summer months. There is a pathway at the north end of the road that is beautiful when conditions are ideal but it is difficult to navigate strollers and wheel chairs on so the roadway remains the main walkway for residents. There is no pathway south of Ford Road.
3. Water safety should also be considered. In the 1980's there was a public dock at Waskateena but it is long gone, probably because of shallow water access and public safety, given that Waskateena hosts the largest and busiest public beach on Candle Lake. Many of the boats entering the water from the proposed marina will

stay in the bay, creating excessive boat traffic and danger to the huge number of swimmers, kayakers, paddle boarders and other recreational water users. This bay is not a good location for a commercial marina. As well, the rocks on the east shoreline of this bay are massive and move each spring with the ice break up so it takes careful manoeuvring, even in a kayak to avoid them. Many boats will lose their props and damage their hulls.

4. Environmental protection is key to the preservation of the shoreline and wildlife in this bay. Increased boat traffic will cause havoc to the waterfowl and other animal life prevalent in this wooded wetland. Residential developments are taking over the entire waterside at the expense of our native flora and fauna. We must understand and work with waterways to maintain the lake at levels that will not limit the ability of fish to traverse the creeks and spawn naturally. Candle Lake is lower than we have seen it in two decades, even though it is now controlled by a dam. Why is that? The water level at White Swan Lake, just 25 minutes north, is the highest it has been in at least 30 years and the fishing there has been phenomenal while Candle Lake is low and has fished poorly this year. Please preserve some areas of shoreline in these subdivisions to ensure the future of our fish, waterfowl nesting areas and wildlife pathways are not negatively impacted.
5. Candle Lake is one of the most beautiful lakes in Canada and must be developed with great care and planning to ensure this natural resource will be here for future generations to enjoy. Development is imminent and we are in favour of a well-thought-out, long-term plan that allows nature to live alongside human populations but worry that developments are being passed adhoc by council and the provincial government.
6. Why did we not receive notice of the Mariner Cove application before October 2013? Shouldn't there have been public notices posted in the area to be developed? Had notice of this application been sent out during the summer, there would have been many other people on board to convey their concerns. The vehicle and pedestrian traffic on Simon Lehne Drive is already at capacity.

As residents and business owners, we support free enterprise and look forward to living and working in a self-sustaining community but do hope that council will appeal to residents for feedback before rashly approving any more wetland developments that deplete village resources and cause great harm to our ecosystems. Right now there are hundreds of properties for sale at Candle Lake. Please consider why these lots and

properties have been on the market for so long before approving more commercial marinas, RV parks or subdivisions in areas that are already overdeveloped.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Rieseberg". The signature is written in dark ink and is positioned above the typed name and address.

Susan and Ted Rieseberg  
13 Nobles Street  
Candle Lake, SK S0J 3E0  
306 929-3021

CC: Corinne Kulyk, Saskatchewan Crown Land Manager, Prince Albert  
CC: Hon. Ken Cheveldayoff, Saskatchewan Minister of Environment  
CC: Honorable Gayle Shea, Minister, Fisheries and Oceans Canada

E-mail submission, Nov. 4<sup>th</sup>, 2013

Att'n: Ms. Joan Corneil, Village Administrator, Mayor Quinn, and Councillors, of the Resort Village of Candle Lake

As we won't be able to attend the November 8<sup>th</sup> public hearing I am submitting this e-mail to state my position on the proposed bylaw amendments being considered at that meeting. Should you wish detailed explanations as to why I have taken these positions I would be pleased to provide them at your request:

- 1) It was my understanding that there had been enough public disagreement that the proposal for the RV Park project referenced in Bylaws 18 and 19 had been rejected by Council this summer, so I was surprised to see the proposal once more before Council for consideration. Although I have not had time to research all the reasons that there was such a negative reaction to the project, my sense is that there would be 3 sound reasons to do so: a) the harmful environmental impact on the lake of developing sensitive wetlands that form an integral part of the Candle Lake watershed; b) the fact that there are already more than enough RV parks already in existence especially at a time when there are so many residential properties for sale that it is an inappropriate time to allow the building of more RV spaces; c) there is already heavy traffic on Highway 265 that will only be made worse with the addition of another development. For these reasons I would like to see the request for this development be turned down;
- 2) I can see the benefits of the marina project outlined in bylaws 20 and 21 provided the reason for its construction being considered is so that residents in the Noble's Point and Holiday Acres will be provided affordable mooring and lake access. I believe that the most responsible way to provide residential land owners access to the lake is through the construction of smaller sub-division marinas rather than ever allowing more docks to be added to the shorelines, and hopefully sufficient affordable marina spaces so that the existing docks on the lake can be removed. Assuming this is part of that long term strategy I would be in favour of this project being approved.
- 3) I am very much opposed to the projects proposed in bylaws 23 through 26. My reasons for this position are: a) this development will in my opinion have irreversible negative environmental and aesthetic impacts on this pristine corner of the lake. It will undoubtedly have harmful impacts on the waterfowl and wildlife that use this habitat, and which provides a unique accessible area for quiet enjoyment of the lake without adding the interference of more motorized boat traffic; b) it will greatly degrade the peaceful use of that corner by the two camps that currently operate adjacent to the proposed location; c) although I have not had a chance to research all the details it is my understanding that this approval is being requested by a developer who wants this project to be accepted as a benefit to a development in a location that is not within the boundaries of the RVCL; d) boat traffic in that portion is already high and would only be made much worse with the additional traffic that would result from this large development

I respectfully thank you for giving me this opportunity to share my positions on these important proposals.

Sincerely,  
Ernest Meili,  
[ebmeili@yahoo.ca](mailto:ebmeili@yahoo.ca)

October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

Attention: Mayor and Councillors

Dear Officials,

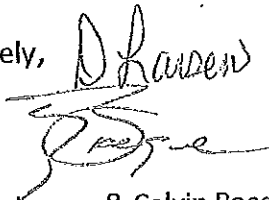
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We are against the bylaw 20-2013 and 21-2013. We do not want another Marina at the lake.  
We are against the bylaw 23-2013 and 24-2013. We do not want another Marina at the lake.  
We are against the bylaw 25-2013 and 26-2013. We do not want more boat storage at the lake.

We are against the pace of rapid development that Candle Lake has seen in the last 20 years and want it to stop. This development is doing detrimental damage to a pristine lake and must be curtailed. Please hear our wishes and act accordingly.

Thank you for your attention to this irreversible matter.

Sincerely,



Donna Larsen & Calvin Bacque  
Tax Payers of 45 Main Street  
Candle Lake, SK

Donna Larsen  
4500 Cottonwood Rd.  
Innisfail, AB T4G 1E3

RECEIVED

NOV 15 2013

October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

Attention: Mayor and Councillors

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Thank you for your attention to this irreversible matter.

Sincerely,

*Gloria Larsen*

Arvid and Gloria Larsen  
Site 4 Box 10 RR3  
Innisfail, AB T4G 1T8

*Arvid Larsen*

Taxpayers of 56 Lakeshore Drive  
Candle Lake, SK

RECEIVED

NOV 05 2013



October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

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Thank you for your attention to this irreversible matter.

Sincerely,

  
Deanna and Don Ross  
Owners of 56 Lakeshore Drive  
Candle Lake, SK

Deanna & Don Ross  
Site 4 Box 4 RR 3  
Innisfail, AB T4G 1T8

RECEIVED

NOV 05 2013

Resort Village of Candle Lake Regular Council Meeting

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November 08, 2013

SCHEDULE "D"

From: "Vickaryous, Keely" <KVickaryous@gscs.sk.ca>  
 Subject: Letter regarding Nov 8th council meeting  
 Sent date: 11/06/2013 10:29:27 PM  
 To: "rvcandlelakeoffice@sasktel.net" <rvcandlelakeoffice@sasktel.net>  
 Cc: "candleadministrator@sasktel.net" <candleadministrator@sasktel.net>

302 Turtle Crescent  
 Saskatoon, Sask.

November 6th, 2013

Dear Mayor and councillors,

I am writing this letter in regards to bylaws 23-26 which will be looked at this upcoming Friday. I was very disappointed to hear that this development of a marina, other amenities and storage was being supported by council. Being a property owner since 1997 as well as having family history here for a 1/2 century, I have become somewhat discouraged by the desire for continued expansion without regard for the environment, infrastructure as well as the many property owners who hope to make this a place for not only regular vacation, but many of those who look forward to the opportunity to make it a permanent resident which they hope future generations will also enjoy.

Ultimately further marina development will cause disruption to the environment. The goal of the council should be to preserve Candles natural beauty and water quality. More marina expansion does not protect the lake, the water quality or natural fish habitats or the forested areas around it. The rapid increase of big boats especially wake boards should have the council concerned about what effect increased fuel residue and wakes are having on the lake, shoreline and the environment which it sustains.

These bylaws look at putting more pressure on one side of the lake. With the Golf course marina, Noble points, Northview and launches at Minowakaw along with proposed development by Simon Lehne, the congestion at this side of the lake has become noticeable. The growing traffic should force the council to first look at the real safety concerns which an increase in traffic represent. The small crafts including fishing boats, canoes, kayakers and paddle boarders face a real safety risk, because of irresponsible drivers and failure of passing boats to slow down for smaller crafts. The Camps which provide educational for youth as well as special need adults really also face a disruption to the programs they will be experiencing. Many boaters do not respect the rules of the lake highway. Safety has become a real concern.

Council cannot deny the growing trend toward the consumption of alcohol on the lake. The safety risks with this and legal implications are enormous. Will council be increasing patrols at boat launches and on the lake to insure no tragedies result? Is council prepared to handle the cost associated with any boating tragedy?

Council needs to consider the pressure this will have on our roads, sewage and lake. Its time we stop catering to the tourists and focus more on how we can make this a place people want to live versus cater to the tourist who has no regard for the long term effect on Candle Lake. Providing marinas to residents who do not pay taxes to Candle lake but use all the amenities tax payers pay for is not viable.

Council should focus on initiatives which benefit those who have an investment in the lakes preservation, not those who want more development for financial gain. Council has done some great initiatives through things like Parks and Rec, but my impression during campaign time was that this council would focus more on the residents and just making it a better place to live, not development with the cost being destruction of the Lake environment and the disregard for the residents who ultimately want the peace of a lake not a lawless town.

I'm convinced there would be much more opposition to this if the residents were more aware of that motions that are trying to be passed, unfortunately these amendments often get overlooked because of the political jargon which it is set on. The maps are very hard to read and the letters and numbers mean nothing to the average tax payer. Previous councils have had a perception of passing amendments without proper consultation. There are a lot of people I have met and respect on this council, I urge to lose this stigma and to inform residents in a manner which they can understand.

11/7/13

Webmail 6.0 - Inbox

Please consider tabling this proposed bylaw until more environmental as well as community consultation has been done. I would also like to note I'm sharing my concerns with the both levels of government dealing with environment.

Thank you for allowing this to be read, I look forward to hearing from you and welcome any opportunity to discuss this or any other areas of concern.

Keely Vickaryous

(Tye Place resident)

E-mail submission, Nov. 4<sup>th</sup>, 2013

Att'n: Ms. Joan Cornell, Village Administrator, Mayor Quinn, and Councillors, of the Resort Village of Candle Lake

As we won't be able to attend the November 8<sup>th</sup> public hearing I am submitting this e-mail to state my position on the proposed bylaw amendments being considered at that meeting. Should you wish detailed explanations as to why I have taken these positions I would be pleased to provide them at your request:

- 1) It was my understanding that there had been enough public disagreement that the proposal for the RV Park project referenced in Bylaws 18 and 19 had been rejected by Council this summer, so I was surprised to see the proposal once more before Council for consideration. Although I have not had time to research all the reasons that there was such a negative reaction to the project, my sense is that there would be 3 sound reasons to do so: a) the harmful environmental impact on the lake of developing sensitive wetlands that form an integral part of the Candle Lake watershed; b) the fact that there are already more than enough RV parks already in existence especially at a time when there are so many residential properties for sale that it is an inappropriate time to allow the building of more RV spaces; c) there is already heavy traffic on Highway 265 that will only be made worse with the addition of another development. For these reasons I would like to see the request for this development be turned down;
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I respectfully thank you for giving me this opportunity to share my positions on these important proposals.

Sincerely,  
Ernest Meili,  
[ebmeill@yahoo.ca](mailto:ebmeill@yahoo.ca)

October 30, 2013

Resort Village of Candle Lake  
Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

Attention: Mayor and Councillors

Dear Officials,

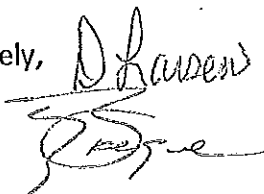
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Sincerely,



Donna Larsen & Calvin Bacque  
Tax Payers of 45 Main Street  
Candle Lake, SK

Donna Larsen  
4500 Cottonwood Rd.  
Innisfail, AB T4G 1E3

RECEIVED

NOV 05 2013

October 30, 2013

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Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

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Sincerely,



Arvid and Gloria Larsen  
Site 4 Box 10 RR3  
Innisfail, AB T4G 1T8



Taxpayers of 56 Lakeshore Drive  
Candle Lake, SK

RECEIVED

NOV 05 2013

October 30, 2013

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Box 114  
Candle Lake, Saskatchewan  
S0J 3E0

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