

RVCL Heather

From: Denise Frohaug <[REDACTED]>
Sent: June-30-17 9:03 AM
To: Heather Scott; Resort Village Candle Lake
Subject: Discretionary Meeting on July 4/17

Hello,

I would like to request an opportunity to speak at the discretionary meeting on July 4/17. My written comments will follow this email.

Thank you,
Respectfully,
Carl Frohaug

RVCL Heather

From: Denise Frohaug <[REDACTED]>
Sent: June-30-17 3:03 PM
To: Heather Scott; Resort Village Candle Lake; Valerie Manton; Brian Wojo; Patty Matkowski; Ron Cherkewich
Cc: Carl Frohaug
Subject: Concerns Regarding the Proposed Marina Development-Parcel D

We would like to express our concerns surrounding the proposed marina development known as Parcel D. We will begin by discussing our understanding of what the development will entail, followed by a brief history of the process used to develop Parcel C at Enchanted Harbor Marina and we will conclude with pointing out the concerns that we have regarding this proposed development.

1. Parcel D – Proposed New Development (10 Acres)

- marina stalls, estimated 150 slips
- launch and parking lot

- Plan map shows a 12 foot wide separation between Parcel C with 87 families in Enchanted Harbor Marina (EHM) and a 500 foot separation on the SERM side that is an industrial area with one shop only.

- This new development plan shows no data on required perimeter slopes. Where is the engineer's plan? Where is the maximum height of fill allowance?

- From the developer's drawing, it appears that the top of their dirt privacy berm will be 12 feet above the EHM level. What slope on this berm will fit in the planned space allowed and still provide for the stated 12 foot Public Reserve? The separation space should be deeded to the Crown.

- Construction of INLAND marinas should only be approved if using perimeter walls – re: erosion control and good utilization of land. Examples of this can be seen at the following locations:
 - Van Impe – Geotech and rock on all sides and the mouth.
 - Ship's Lantern – walls
 - Proposed Glenmore – walls
 - EHM – low concrete walls

2. Parcel C – History of Development at EHM (7 acres)

- Prior to development, the following conditions existed:
 - West Side Road borrow pit – 15 feet deep
 - Fish Coop Ice House Site – with power supply
 - Back shore was very low with open water and willows
 - Resort Village allowed dumping of brush, etc in the pit
 - the pit was full of water, stumps, logs, etc.

- The land was leased and developed in early 2000, the Resort Village Council, Mayor Wasyluk and Administrator Clinton Mauthe agreed to establish buffer strips each side. The walking path was to be provided next to highway 265.

- Fisheries and Oceans state a slope of 2 to 1 for the marina mouth, complete with geo cloth and rock rip rap. This is required for any slope to prevent erosion from boat traffic and wave action. Pending the amount of silting following construction, there may be a need for litigation.

- Why would a second entrance be required for this development? It only reduces the amount of parking within.

- Land is at a premium here at Candle Lake, especially lakefront, where possible green space should be used between all developments, rather than allotting large parcels in limited locations.

Thank you for considering our concerns.
Respectfully,

Carl and Denise Frohaug

RVCL Heather

From: Patricia Leson <[REDACTED]>
Sent: June-29-17 8:21 AM
To: rvcandlelakeoffice@sasktel.net; candlelakeadministrator@sasktel.net
Subject: Proposed Development of Parcel D NE1/4 Section 13-55-23-W2M
Attachments: Candle Lake Marina Proposal.docx

Please note the attached file with my concerns regarding the proposed development of Parcel D NE1/4 Section 13-55-23-W2M for consideration by the Council. I will be attending the special meeting that has been organized for July 4th, 2017.

Thank you for soliciting input and arranging this meeting date; I look forward to the discussion.

Patricia Leson
[REDACTED]

June 29th, 2017

To: Candle Lake Administrator

Resort Village of Candle Lake

From: Patricia and Edward Leson

Re: Proposed Development of Marina

We thank you for the opportunity to address the proposed development of a large marina on Parcel D NE $\frac{1}{4}$ Section 13-55-23-W2M. While we live in Prince Albert, we also lease a trailer lot at Enchanted Harbor and Marina.

We have four major concerns with this development that are all interrelated: water drainage, water quality, safety on the water for boaters, swimmers and fisher people, along with the increased possibility of forest fires.

1. Water Drainage

We currently have an issue with water drainage in the forest behind our lot. Each year there is a large accumulation of stagnant water which should continue to flow from Highway 265 to the lake. Fortunately, the prevailing winds are not from this direction, but, when it is, the swampy smell is most unpleasant. However, we are also cognizant that this means the water that is returned to the lake has percolated through the soil and is not contaminated. Our concern is the proposed development will mean even more water will pool in this area and be even more unpleasant.

2. Water Quality

This section of our beautiful lake is already home to many people and their recreational equipment. This intense density of use has its own perils, and the prime one is the quality of the water. More boats equal more contamination from oil and/or gas. Unfortunately, this proposed development is also very near to Waskatenna, the major beach on our side of the lake. We certainly don't want our children swimming in polluted water.

3. Safety on the Water for Boaters, Swimmers, and Fisher People

Our bay is already rife with boats of many descriptors. The power boats used for water sports are most prevalent, but we also host those who enjoy canoeing, kayaking, and the increasingly popular personal water crafts. In July and most weekends, our bay is enjoyed by so many people that it is very

congested making it difficult, if not impossible, to attempt to fish. While most boaters are respectful and courteous, it only takes a few to cause issues that can cause death or injury and/or severe damage to the boats. Increasing the number of boaters certainly will increase the possibility of incidents on the water.

4. Forest Fire Safety

We received a huge wake up call in the summer of 2015 when our forests were being consumed by fire. The major lesson learned from this is to be diligent in setting up defenses so a fire cannot destroy homes and/or lives. While many fires are caused naturally, many others are attributed solely to human factors. Ideally, there should be more green spaces adjacent to the more heavily populated areas on the shores of the lake, like our bay. Our bay already has a high concentration of people, and adding even more people into the mix certainly adds to the possibility of increased human causation of fires. The gas and oil used to power the boats will also add to the volatility of the situation.

It may be easy to dismiss these concerns as being written by one those 'not in my back yard' people. I have loved this lake since my parents began bringing our family here to vacation many, many decades ago. From campgrounds where we had to pump and carry water to having treated water piped to the campsites, from the dusty roads to the paved thoroughfares, from inconsistent electricity to having high speed internet - I have watched Candle Lake grow and change into a major tourist destination. This has been overseen by the preceding Councils with care, forethought, and a sense of not sacrificing the environment solely for the economic benefits. I ask you to continue to show due diligence by reconsidering the placement of this proposed marina. I cannot and will not suggest an alternative as that is your purview. However, with all due respect, I do ask you to consider other locations for the marina that are less densely populated with people and boats, and lacking a beach that may become contaminated.

Thank you for considering these comments; we appreciate you soliciting feedback from those of us who are merely a part of your 'summer crowd'. However, just like you, we value this beautiful area, and we trust you to make the decisions that will keep the forest green and the waters pristine for all of us to enjoy for many years to come.

Patricia Rempel

From: Brenda Grevna <[REDACTED]>
Sent: June-29-17 10:33 PM
To: candleadministrator@sasktel.net; rvcandlelakeoffice@sasktel.net
Subject: Marina, Parcel D, NE 1/4 13-55-23 W2M

To whom it may concern,

We are summer residents at Enchanted Harbor Marina. Our trailer is on the southern edge of the property, bordering the land that is being considered for development of a new marina.

We would like to express our deep concern regarding the location of this potential marina and how the development will detrimentally affect the usage of our campsite, particularly as the development may result in increased drainage problems in the area, as well as the resultant huge increase in boat traffic in the bay and Waskateena Beach area.

We respectfully request that all due diligence around the affects of the potential marina on the summer residents of Enchanted Harbor Marina and other nearby residents be completed and that those affects be fully considered before a decision is made. At the very least, it is our opinion that should the project proceed, a buffer of at least 150 feet between the development and the Enchanted Harbor Marina property be put in place.

Respectfully submitted,

Darryl and Brenda Grevna