

**Supplemental Agenda
Regular Council Meeting
November 08, 2013
Resort Village Community Hall**

Additions to Public Hearing-Bylaws and Development Permits

1. Bylaws 18 & 19 of 2013 Public Hearing Addition to Letters:

Registered Speaker: Steve Flaman

Page S9-S22

- Russell Astrope and Wendy Astrope
- Cliff and Ethel Mardell
- Dale Manton/Valerie Manton
- Lorna and Greg White
- Jeff Scheirer
- Al and Darlene Newell
- Ernest Meili (point 1)
- Donna Larson
- Arvid and Gloria Larson
- Deanna and Don Ross

2. Bylaws 20 and 21 of 2013 Public Hearing Addition to Letter and registered Speaker

Registered Speaker Dan Tyson

Marcus Henderson

Letters Page S19-S22 :

- Ernest Meili (Point 2)
- Donna Larson
- Arvid and Gloria Larson
- Deanna and Don Ross

3. Bylaws 23, 24 25 and 26 of 2013

Page S19-S22

- Letters: Ernest Meili (Point 3)
- Donna Larson
- Arvid and Gloria Larson
- Deanna and Don Ross

4. Discretionary Use Public Hearing

Minowuka Lodge RV Park Expansion

Page S23 Letter: Ron Kozakavich/Sharon Yaroshko

9. Reports from Administration and Committees

9.9 **Page S1** Report from Assistant Administrator dated November 04, 2013 regarding Tax Incentive- Industrial building incentive.

RECOMMENDATION:

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 .

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.

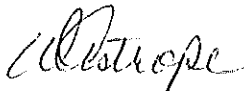
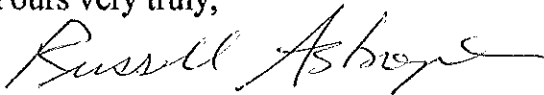
4. Why is the Resort Village spending tax dollars to promote growth at Candle Lake if new developments like this RV Park are not approved? The future of Candle Lake depends on growth and development.

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

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?

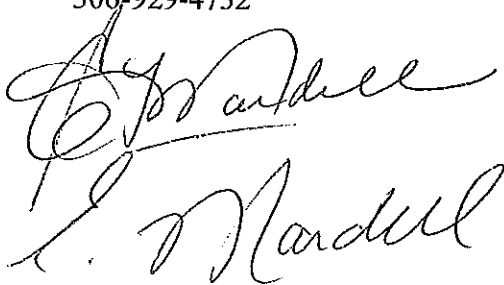
Fisher Creek had overflowed all summer right to the treeline. With all the development going on the south side, what is happening to this all important spawning ground? And now they want to develop the north side??

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 image shows two handwritten signatures in cursive. The top signature is 'Cliff Mardell' and the bottom signature is 'Ethel Mardell'. Both signatures are written in dark ink and are positioned below the typed name and address.

Box 268

Candle Lake, SK

November 4, 2013

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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 ^{EVA}my 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 - 2nd Crescent N
Candle Lake, Saskatchewan

306-929-2340
Cell 306-291-2604
Email lornamw10@icloud.com

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

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 of 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. 4th, 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 8th 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 their 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

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

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NOV 05 2013

520

October 30, 2013

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

Attention: Mayor and Councillors

Dear Officials,

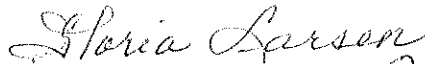
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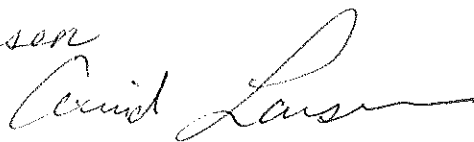
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Thank you for your attention to this irreversible matter.

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

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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

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