

Heather Admin Assist

From: rvcl.wojciechowski@sasktel.net
ent: August-08-17 12:03 AM
To: Heather
Subject: Aug 11 coucil meeting

Can this be read out at are regular council Meeting Dear Mayor and fellow council members I see that the Henderson marina is on the agenda for this Friday the 11th of Aug As of this time i fell that the approval of any agreement should be tabled till the regular council meeting in Oct At that point all council we be present and hopefully all ratepayers concerns will be answerd As in the past i must stand firm on having all the facts This is a very critical time for the lake All the questions asked by ratepayers should be adressed prior to any approves We have bin elected by these ratepayers and i fell that we should listen and respond to their concerns over this very importent community issue In July reg council meeting it was asked by council if 100 foot buffer strip could go between the two commercial development i was hoping that there would be a responce by now At this time i not seen any responce regarding this buffer zone I really hope council will table this till Oct I wish i could be there its unfortunate that work takes me away at this time Thank you Brian Wojciechowski

Heather Admin Assist

From: Paul & Suzanne Blain [REDACTED]
Sent: August-07-17 7:07 PM
To: candleassistant@sasktel.net
Subject: Marina Development adjacent to EHM
Attachments: Proposed Marina.docx

To whom it may concern,

I understand this may be a touch late for your consideration however I forward it nevertheless in the hope it may receive some review. I would have forwarded it sooner but as I was vacationing in Candle Lake I was not able to access my home document. You may know wifi is not always the best out there. In any event the attached is for your consideration and I thank you for the opportunity.

Paul Blain

To Whom it may concern,

It was somewhat surprising to hear recently a proposal has been submitted for the development of a Marina directly adjacent to Enchanted Harbor (EH) where I currently spend my summers. I am familiar with the previous conflicts over such a development that have occurred over the past years. I am also familiar with the school of thought that "yes an additional marina is required, but of course there are better locations for it." In other words the "not in my backyard (nimby) syndrome." I do not subscribe to the NIMBY approach because I believe good planning, presentation and information can allay concerns that reasonable people might have. Having said all that I would like to make a few comments on the proposal as I understand and interpret it:

- 1) The "Application (6B) states sewage disposal not required. The "Inland Marine Development Plan states "sewage and grey water collected in approved sewage holding tank." These 2 pieces of information seem at odds with each other. A minor point but are there other inconsistencies that should be considered when considering the documents submitted? Where there are inconsistencies the requirement should be the higher standard be required;
- 2) 150 boat slips are being proposed. It is my impression that between the EH marina, the marina by the old Ships Lantern and the number of boats anchoring and boating in that area by Waskatena on any given warm day, congestion/safety may become an issue with the increased boat traffic. It may be worth considering a reduction in the number of slips to be approved;
- 3) In noting the marina where Ships Lantern was located, the immediate surrounding area essentially looks like the surface of the moon in terms of aesthetics. While the proposed marina does call for tree buffers, regardless of this I believe any proposal should maximize and complement the scenery of the lake and region;
- 4) I have concerns regarding drainage and the proposed berm. While my lot will not back directly onto the proposed Marina, as I interpret the plans the berm will be relatively large, and the space between the last south row of EH RV's and the berm relatively small. Including a relatively small green space between them. In fairness to those who back onto the marina I believe the space between them should be maximized, not minimized. If this was to be at the expense of a row of boat slips, or a reduction in the number of boat slips, it would not be an unreasonable compromise, with additional benefits to drainage, impact on forest, traffic, etc. In terms of drainage if this is not up to standard then I fear for my fellow park inhabitants who will border the proposed marina. I seem to recollect the previous location being proposed called for 50 metres between the cabins and the marina. Ideally but perhaps unrealistically this should apply in the circumstance as well. Regardless, what is being proposed in this respect seems inadequate;
- 5) It would also seem reasonable that the current speed limit of 40kms leading up to the proposed marina should be extended beyond EHM borders toward Island view. With traffic entering/exiting EHM, traffic entering/exiting the water shed, and the potential for additional traffic entering/exiting a marina, the risk of vehicle collisions would be heightened. Safety should be of considerable concern.

In summary, while I am not opposed to the marina in principle, I do have the concerns cited above. I do not purport to speak for the other residents of EH, but I am confident there would be unanimity on the concerns surrounding location/distance/trees between the park and the berm/marina, as well as concerns regarding drainage and the speed limit.

Paul Blain

Heather Admin Assist

From: Bergstrom, Twyla GR <Twyla.Bergstrom@gov.sk.ca>
Sent: August-10-17 11:16 AM
To: 'Jack Redding'
Cc: Kirychuk, Brant ENV; Jacobson, Trevor ENV; 'Heather Admin Assist'; 'Marcus'
Subject: V452-17S - Mariners Cove Marina
Attachments: V0452-17S Revised Plan.pdf

Resort Village of Candle Lake
NE ¼ Section 13-55-23-W2M
Proposed Parcel D – Marina

Our file: V452-17S
Your file: PA17005

Jack,

As an update to this file, we have now received favourable comments from many of our referral agencies.

The Ministry of Environment has completed their review to ensure the land is suitable for lease purposes which included a heritage assessment, internal environmental review, consultation with Department of Fisheries and Oceans, the Water Security Agency and the Duty to Consult with area First Nations and Metis. This process did not identify any concerns with the proposed marina at this location.

The Ministry of Highways and Infrastructure has endorsed the proposal with primary access off the highway being the existing access shared with Parcel C, Plan O2PA00605. Permits will be required for the upgrading/widening of the existing approach and a potential second access.

We are looking for a formal reply from the Council in terms of:

1. bylaw compliance – please list the sections of the North Central Lakelands District Official Community Plan and zoning bylaw that this proposal complies with or contravenes,
2. the potential for a servicing agreement – we cannot move forward with our decision where a servicing agreement is required and not finalized; however, *The Planning and Development Act, 2007* does provide the applicant appeal mechanisms where negotiations go beyond 90 days from receipt of the subdivision and any specific terms of the agreement,
3. the dedicated lands requirement – the applicants have proposed to meet this requirement through the dedication of municipal reserves MR1 and MR2 as per the amended plan dated July 7, 2017, is this acceptable to the Council and the Ministry of Environment or is a cash settlement and lease of the existing walking trails be more useful? Generally, our office will require all land below the safe building elevation as environmental reserve but in this case, as a lease proposal for a marina site it is considered that maintaining that area under Crown ownership and manage the marina lake access through the aquatic habitat protection permit would better protect the natural state of the shoreline;
4. a recommendation from the North Central Lakelands District Commission as required by the District Agreement for new commercial sites; and

5. any other municipal requirement including a decision on the discretionary use permit to accommodate the marina. I understand Council will review this proposal at tomorrow's meeting and may either:
 - a. approve the permit and subdivision;
 - b. approve the discretionary use permit with conditions as outlined in clause 5.28.3 of the zoning bylaw (including drainage, building location, parking and loading, vehicle circulation, control of light, noise, glare, dust, vapor and odour and buffering) and approve the subdivision; or
 - c. deny the discretionary use permit and proposed subdivision.

I have copied the Ministry of Environment to request consent of the revised plan (as attached) and comment on preferences to the lease or sale of the proposed municipal reserve area and existing walking trails.

Thank you,

Twyla Bergstrom, RPP MCIP
Government of Saskatchewan
Planning Consultant
Community Planning Branch
Direct (306) 933-5380, Fax: (306) 933-7720

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