

Candle Lake Newsletter  
Spring / Summer 2006

Spring has finally arrived. The forests and vegetation are nice and green and the lake levels have recovered. Now if we could only order lots of sunshine, the roads would be in good condition too. As at date of this letter it appears the latter is a bit behind.

As in past issues, the purpose of the newsletter is to bring everyone up to date concerning developments around the lake.

Inside this issue you will find:

1. Information on industrial, commercial and R2 Lots.
2. Update on the lagoon project.
3. Update on equipment purchases.
4. Update on streets drainage and truck route.
5. Comment on school & property taxes.
6. Results of our survey for a summer constable.
7. Golf Course developments.
8. Community Planner.
9. Website information – (including bylaws & minutes)
10. Cleaning ditches and properties.
11. Resort Village clean up.
12. Subdivision meetings.
13. 2006 Election.

#### Industrial Lots, Commercial Lots & R2 Lots

In 1999 Council was faced with a series of tough decisions. It was evident that the existing sewage lagoon was nearing the end of its useful life in two categories – capacity and environmental.

The need to replace heavy truck traffic (sewage trucks) through certain subdivisions was also clearly evident.

Another problem Council found was commercial operations out of residential lots. This created lots of excess noise and traffic in subdivisions that were meant for homes and cottages only.

Council decided to tackle all 3 concerns at the same time.

We first approached SERM to purchase approx 100 acres of raw land along the landfill site road. This land was set aside for an industrial park. The second land selection was in the downtown core (Credit Union site), and this was land marked for light commercial on which no large and noisy business would be allowed to be located.

Another parcel of land across from the Resort Village Office was acquired for future commercial needs. The 4<sup>th</sup> parcel of land was along Torch Lake and set aside for multiple family housing or condo's. Proceeds from the sale of these lands were designated in the early planning stages for the lagoon projects.

How was the raw land purchases financed?

Sale of Industrial Lots	\$223,000.00
Sale of R2 Lots	\$670,000.00
Sale of Light Commercial	<u>\$72,252.00</u>
	\$965,252.00

(minus)

Set aside for Lagoon	\$500,000.00
Recover all purchase costs For infrastructure and Capital expenditure	\$44,000.00
	<u>\$421,252.00</u>

- \$0 -

The Resort Village is left with a "Land Bank" that upon sale can generate up to an additional \$870,000.00 in gross sales which can be used to repair infrastructure around the community as the past few years have had devastating effects. Another possible use is to pay off any lagoon loans. It is important to recognize that it could take a few years to make a "withdrawal" from the land bank as the lands held must first be sold.

None of the above would have been possible if the entire project was not "kick started" by the acquisition and resale of industrial lots. The "kick start" was pricing the industrial lots at an affordable level and exempting taxes on the industrial lots and phase 1 of the light commercial lots for a period of 5 years from the date that the property became available for sale. Tax exemptions are frequently used by municipalities to encourage development.

Because of Council's actions, the community now has a full service Credit Union, a cement plant, a number of landscaping and earth movers, gravel haulers and a number of storage facilities. We will soon have a car wash and rental store, a cabinet shop and there is also a proposed strip mall in the works. The community has also attracted investors to upgrade and expand the golf course. Many new job opportunities have arisen as a result of the investments that have been made by the new businesses and the Resort Village.

To the folks that have questions concerning the exemption of taxes. All the land in question was purchased from SERM. We received zero taxes on this land previously. Starting in 2009 the new investments will generate thousands of dollars in taxes.

On the other side, if the Resort Village had charged taxes, we would have generated the following:

2004 – NIL

2005 – 25% of approx \$3700.00

The \$500,000.00 generated for the lagoons far exceeds any lost tax revenue. Keep in mind that to raise \$500,000.00 in 1 year would require a 7½ mill rate increase, or the doubling of everyone's taxes for 1 year.

Is no tax increase not a better option?

Bringing this topic to a close, construction on the East side and the West side Lagoons commenced in early May. The Resort Village awarded the contract to GW Contracting at a cost of 2.2 million.

The project will be paid as follows:

Infrastructure Program Grant	\$500,000.00
R2 Lot Sales	\$500,000.00
Long Term Loan	<u>\$1,200,000.00</u>
	\$2,200,000.00

The long term loan will be repayable over 10 years with amortized annual payments of approximately \$131,000.00.

Special thanks to the Economic Advisory Committee that was established to aid the Resort Village with the planning and development of the various developments mentioned above. Council accepted the development committee's recommendations which included the tax exemptions.

### Capital Expenditures

Our fall newsletter referred to a number of capital expenditures that were made by the Resort Village. Since that date, the Resort Village leased a new Case Loader at a cost of \$5,000.00 per month. Terms of the lease include an option to purchase with all lease payments being applied against the purchase price. With the amount of road repair work that must be done the loader was badly needed.

### Drainage, Streets and Truck Route

Two years of extreme wet weather have devastated our streets and roads. Drainage issues are surfacing throughout the entire community and all must be addressed. Permanent repairs are hard to achieve due to the high water table. Our roads, drainage and other concerns are not just unique to Candle Lake as other communities in Saskatchewan are faced with the same or even more severe problems. There are no government grants available, so we must address the issue on our own. We assure the property owners that the Resort Village is doing everything within its means to address the situation.

The short dry spell earlier this month enabled the contractors to work on the truck route. We remain optimistic that it will be ready for summer.

### Property & School Taxes

The Resort Village mill rate remains unchanged at 7.5 mills. This was possible because of the funds that were generated for the lagoons through the sale of the lands referred to earlier. However, the School Division has increased their mill rate to 17.5.

\*\*Please remember to pay your taxes prior to August 31, 2006 in order to take advantage of the 15% discount.

### Survey Results

In our last news letter we sent out a survey concerning the possible hiring of a summer constable. Approximately 120 surveys were returned in which 64 of them were in favor of hiring a constable and 56 were opposed. This was not a mandate so the idea was scrapped. There were also some very negative comments against having a summer constable.

### Golf Course Development

The Golf Course is now open with 18 holes in play. Check it out! This is a tremendous boost to the Candle Lake economy and will provide economic growth for years to come. Congratulations to the owners for having chosen Candle Lake as an investment site.

### Community Planner

Council is pleased to announce that we now have the services of a community planner. Denton Yeo recently retired from the City of Prince Albert and has agreed to do some contract work. Denton will be making presentations at the subdivision meeting on June 10<sup>th</sup> and we urge all property owners to attend to hear him out. We have asked Denton to prepare a report card on the Resort Villages development as it relates to the basic planning statement.

### Web Site

The Resort Villages website [www.candlelakeresort.ca](http://www.candlelakeresort.ca) is now fully operational. In it you will find Resort Village newsletter updates, reports, bylaws, minutes, building requirements and so on. Please use it! At some future date there will be no paper copy of the newsletter in the format you are looking at. Instead they will be online.

It has come to our attention that there are other websites posting Resort Village of Candle Lake information. Please take note that the Resort Village of Candle Lake is only liable for the information posted on the site listed above.

Should you have any questions or comments / suggestions regarding the Resort Village website, please don't hesitate to contact us at any time. We look forward to your input.

### Property Clean Up

The spring clean up is alive and well. As in past years, please clean up any unwanted deadfall, branches, shrubs, or anything that poses a fire hazard. Pile the debris in front of your yard and the Resort Village will haul it away. The deadline for pick up is June 16<sup>th</sup>. After that date it will be the responsibility of the property owner to haul debris to the landfill.

Please note that some of the drainage problems we have encountered are due to the overgrown ditches in some areas. Quite often we find that trees have been planted in the ditches resulting in Resort Village employee's having to clean these out. What we would like to see is property owners taking the initiative to help keep the ditches in front of their properties clear of any debris. If you are planting trees, please ensure you are not planting them near drainage ditches.

### Subdivision Meetings

Subdivision Meetings are set for June 10<sup>th</sup>

They are as follows:

9:00am - 10:30am Van Impe to Sacketts South  
10:30am - 12:00pm Island View to Waskateena  
1:00pm - 3:00 Hayes to Minowauka

### 2006 Election

The election is set this year for July 22, 2006 at the Candle Lake Community Hall. There will also be advanced polling set up for July 10<sup>th</sup> and 17<sup>th</sup>.

Candle Lake Trails Advisory Group

The annual general meeting will be held on Friday June 23, 2006 at 7:30pm at the Candle Lake Fire Hall. This is your public forum so bring your suggestions! Volunteers and group members are always welcome!