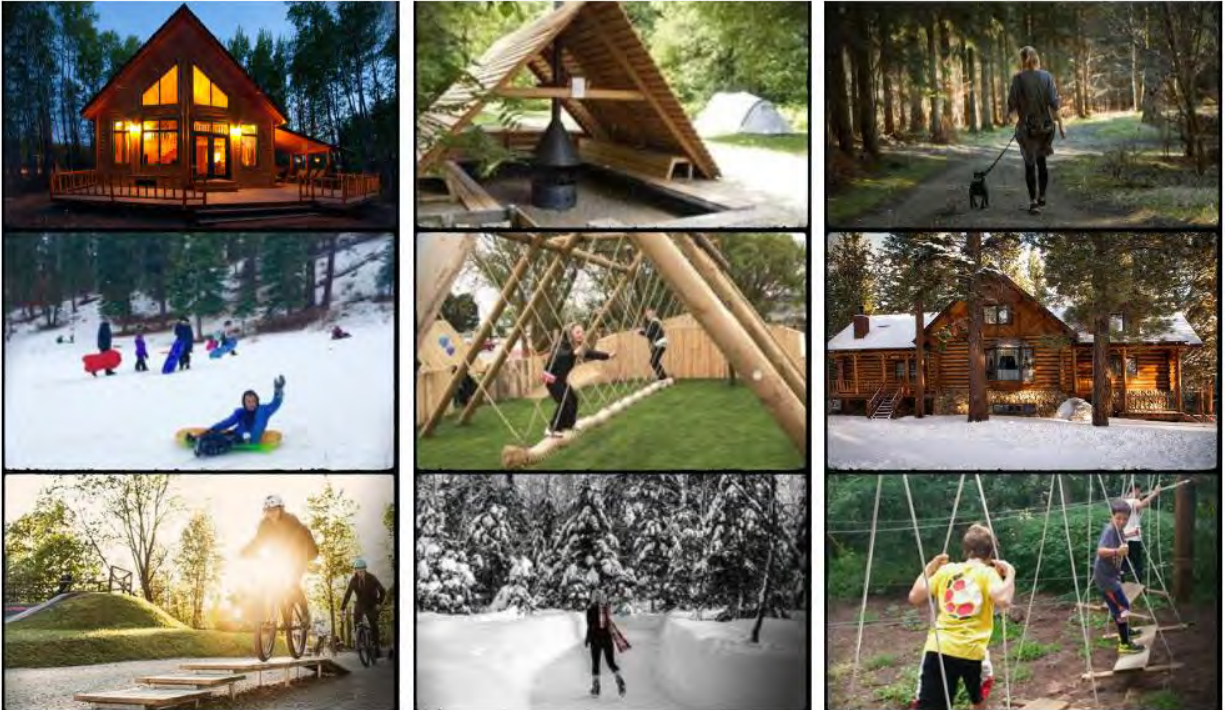


Spruce Grove Subdivision

Resort Village of Candle Lake

Concept Plan



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1 DEVELOPMENT AREA

The proposed Spruce Grove subdivision demonstrates a commitment to community enhancement and compatibility with the existing surroundings. By integrating best planning practices and considerations for neighbouring subdivisions, this project surpasses policy compliance, offering a holistic and harmonious development that caters to both current and future residents' needs.

Respecting the property's consistent R1 zoning classification, it aligns with the existing neighborhood character while accommodating growth. Phase I comprises 59 lots, a neighborhood park (MR1 – municipal reserve of 0.6754 ha.), integrated walking paths/municipal buffers covering 0.0916 ha. Phase II expands with 42 lots, additional integrated walking paths/municipal buffer covering 0.5694 ha., totaling 101 lots within an area of 10.473 ha. (25.88 ac.).

The purpose of this Concept Plan Report is to offer The Resort Village of Candle Lake's Council and Administrators a comprehensive overview of the proposed Spruce Grove subdivision's alignment with existing policies, regulations, heritage conservation, public feedback, and modern planning principles. This report aims to guide an informed decision-making process. It ensures that the Spruce Grove subdivision emerges as a model of responsible growth that embodies the vision of the Resort Village of Candle Lake.

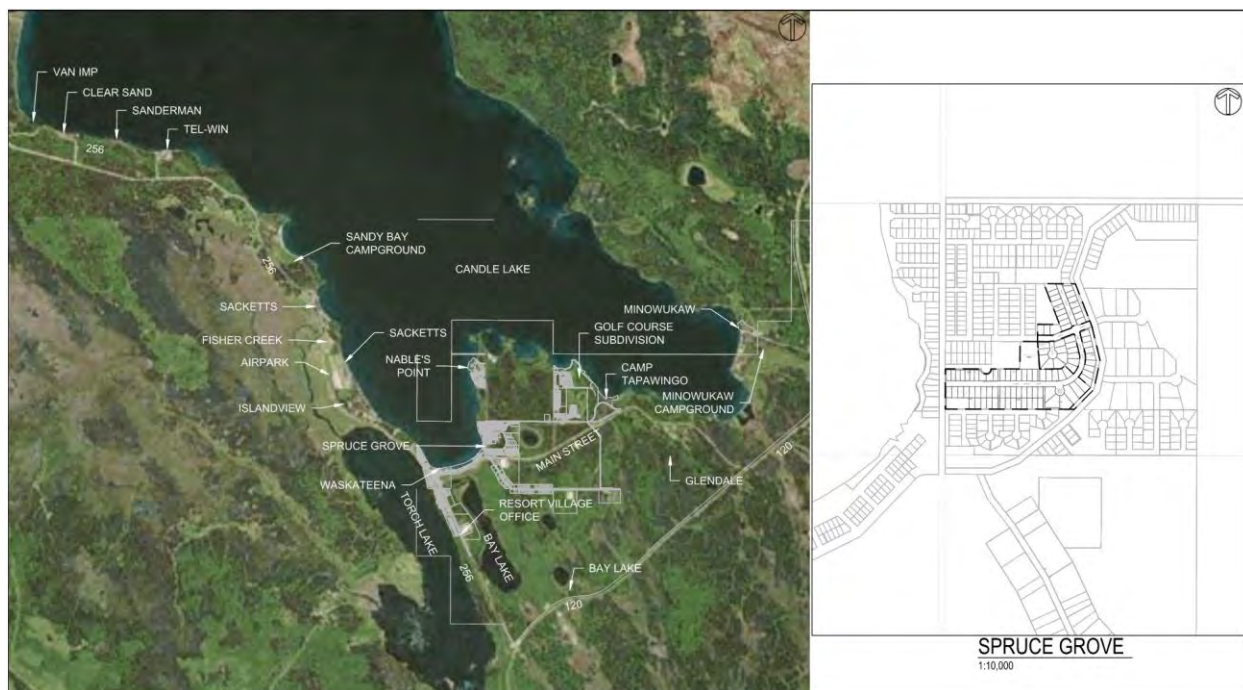


Figure 1. SK 01 – Comprehensive Overview

1.1 Plan Integration with Existing Community



Figure 2. SK 02 – Conceptual Land Use Plan

1.2 Vision

The proposed subdivision for Spruce Grove exemplifies a commitment to both community enhancement and compatibility within the existing surroundings. By blending best planning practice design principals with a consideration of neighbouring developments, this project transcends policy compliance and provides a holistic and harmonious development that responds to the needs of present and future residents alike.

1.2.1 Assessment of Surrounding Developed Area and Compatibility Considerations

The assessment of the surrounding developed area, encompassing Hayes, Holiday Acres, Aspen Grove and Candle Pine subdivisions, forms a cornerstone of the Spruce Grove subdivision's planning process. With the property being zoned R1 - Low Density Residential, the development endeavours to integrate seamlessly with the existing character of the surrounding neighbourhood with a mix of well-designed linear streets and cul de sacs. The delicate balance struck between accommodating change and preserving the established ambiance reflects a forward-thinking approach, ensuring compatibility with both current and future land use dynamics.

In evaluating the existing developed area surrounding the proposed Spruce Grove subdivision, a thoughtful design approach was taken to ensure the alignment of land use and servicing plans with the surrounding settlement patterns. The immediate neighbouring subdivisions, namely Hayes, Holiday Acres, Aspen Grove, and Candle Pine, were considered to ensure compatibility and to prevent

encroachments on established setbacks, as outlined in the District Official Community Plan (DOCP) and Zoning Bylaw.

The land use and servicing plans for Spruce Grove were thoughtfully considered to harmonize with the prevalent settlement patterns in the surrounding area. The incorporation of a street design that mirrors the existing infrastructure maintains a sense of continuity and familiarity for residents. Moreover, the modern planning principle of connectivity has been skillfully integrated, enhancing public works access, fire and emergency vehicle access, school bus access, and walkability among the adjacent subdivisions.

A key aspect of achieving compatibility lies in the strategic inclusion of a neighbourhood park within Spruce Grove. This park not only benefits the proposed residents but also caters to the recreational needs of the existing residents in Hayes, Holiday Acres, Aspen Grove, and Candle Pine. This holistic approach encourages community engagement and reinforces the fabric of the larger neighbourhood.

Furthermore, the addition of new walking paths along Simon Lehne Drive and throughout the development showcases a commitment to pedestrian and cyclist safety. This design enhancement contributes to the safe coexistence of growing vehicular traffic and non-motorized transportation, enhancing the overall safety and mobility of the area. It also illustrates the integrated connection between existing municipal buffers and future proposed pathways from the subdivisions along the periphery of the development. See Figure 3-1 for proposed pathway design along Simon Lehne Drive.

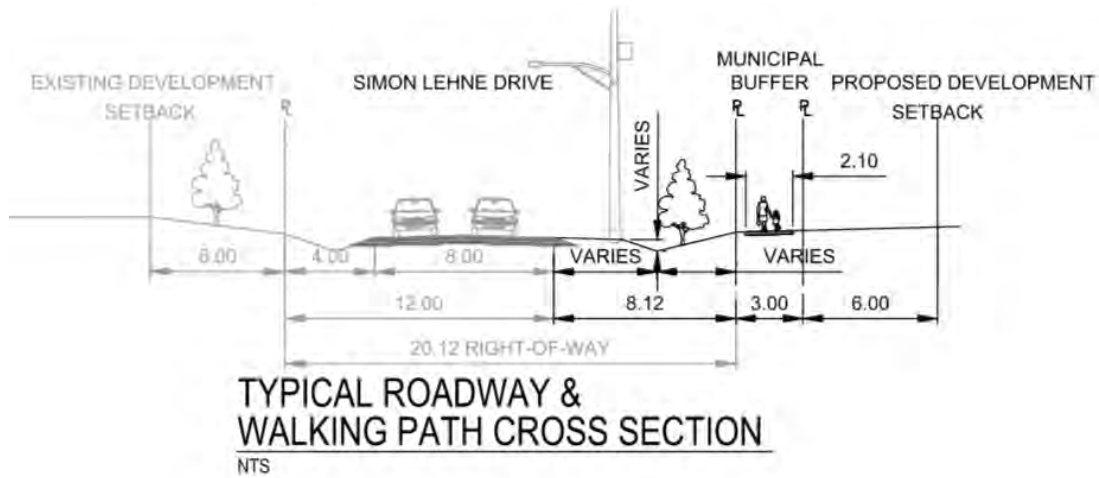


Figure 3-1. Typical Cross Section – Simon Lehne Drive

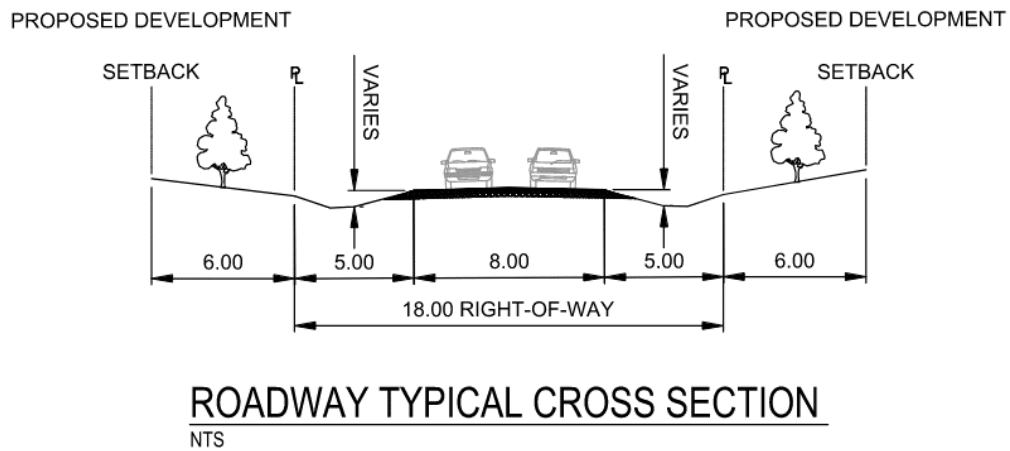


Figure 3-2. Typical Cross Section – Black Spruce Drive

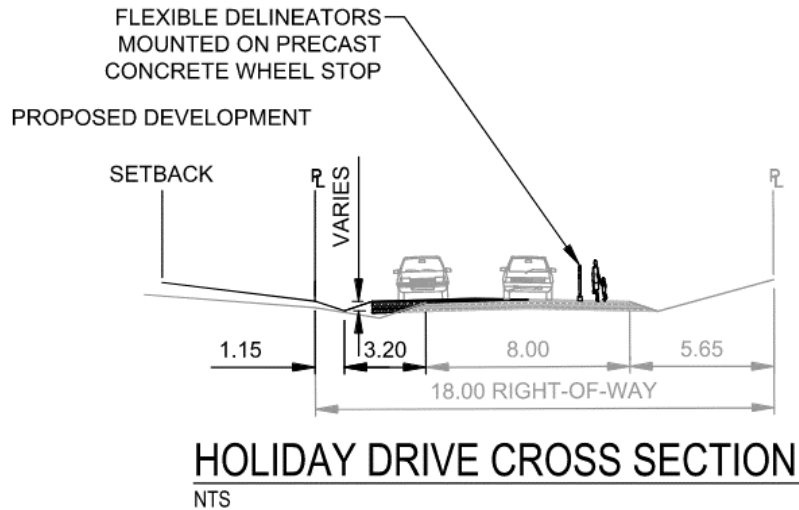


Figure 3-3. Typical Cross Section – Holiday Drive

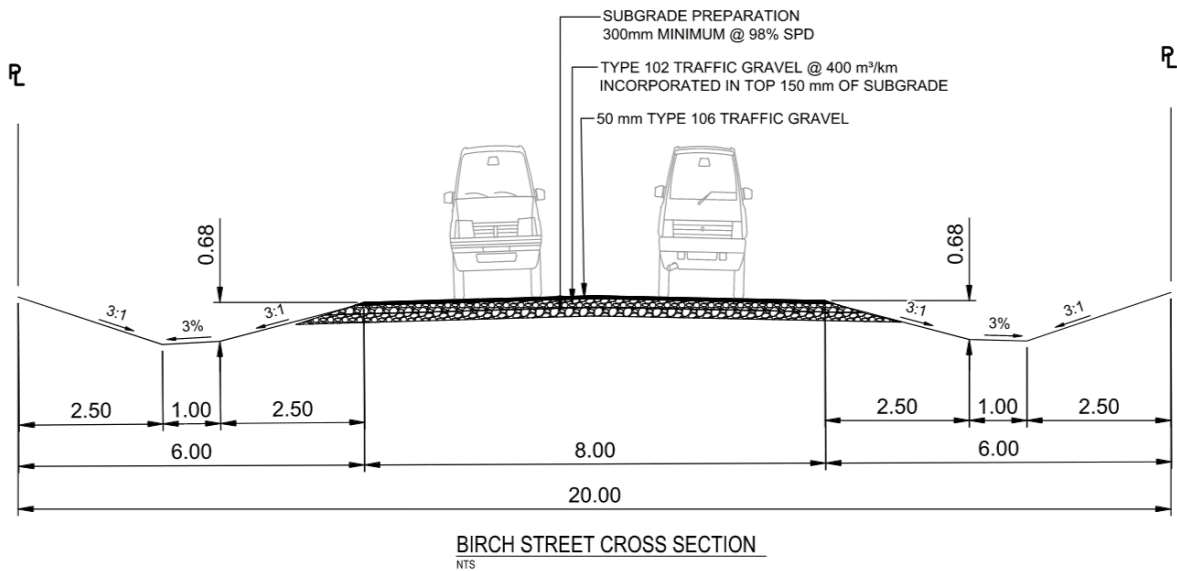


Figure 3-4. Typical Cross Section – Birch Street

A municipal buffer strip was added along the east side of the development along Andrews Ave to correlate with existing buffer strips and to allow for additional privacy for nearby residents and the potential for future natural walking paths. Where possible existing walking trails were incorporated into the design or replaced with new walking paths to still maintain the pedestrian thoroughfare that has been enjoyed by existing nearby residents, throughout this private property, over the years.

Furthermore, it's important to acknowledge that this property has maintained a consistent zoning classification as R1 - Low-Density Residential throughout its history and was never previously zoned as a municipal reserve. In crafting the development plans, great consideration is being taken to acknowledge the concerns of existing residents, with a keen focus on minimizing any potential impacts. The intention of this development is not only to usher in growth but to do so in a manner that seamlessly aligns with the existing character of neighbouring subdivisions, Hayes, Holiday Acres, Aspen Grove, and Candle Pine.

It's acknowledged that change can evoke differing sentiments within a community. The realization that not all perspectives will align with the prospect of transformation was thoughtfully taken into account. Spruce Grove, however, is not just about immediate adaptability; it is designed with a forward-looking approach. This approach aims to ensure compatibility not only with the present land use patterns but also with the evolving needs of the community in the years to come. The intention is to develop a subdivision that withstands the test of time, an enduring testament to responsible growth that respects the area's heritage while harmonizing with the potential future landscape. This careful and comprehensive approach underscores a commitment to balanced, sustainable, and well-considered development that benefits both current and future residents alike.

1.2.2 Community Enhancement & Modern Planning Practices

The report emphasizes that the proposed subdivision goes beyond mere policy compliance and incorporates best planning practices to enhance the community. Key design elements include a linear street layout for pedestrian-friendly walkability, connectivity to surrounding subdivisions, and provisions for easy access by public works transportation, emergency services, and school buses. This holistic approach to design supports the overall livability and functionality of the subdivision.

The proposed Spruce Grove subdivision aligns with modern planning practices, incorporating various design elements that enhance the community's livability and functionality. These practices are rooted in regional and urban planning principles that prioritize sustainability, accessibility, and a high quality of life for residents. Here's how the design elements mentioned in this report resonate with contemporary planning practices:

Linear Street Layout for Walkability

The implementation of a linear street layout embodies the planning principles of "complete streets," underscoring the commitment to pedestrian connectivity and walkability. This approach prioritizes the seamless integration of pedestrians and cyclists within the fabric of land use design, alongside vehicular traffic. Through the integration of designated pathways for walking and cycling, as well as pedestrian-friendly crossings, the subdivision fosters an environment that actively supports and promotes alternative modes of transportation beyond cars. This strategic emphasis on pedestrian and cyclist accessibility not only contributes to healthier lifestyles but also plays a pivotal role in alleviating the necessity for vehicular traffic use.

Connectivity to Surrounding Subdivisions

A key principle in modern planning is fostering connectivity within neighbourhoods and between adjacent areas. The Spruce Grove subdivision's emphasis on connectivity aligns with the "smart growth" strategy, which encourages mixed land uses, low-density development, and efficient transportation options. Improved connectivity encourages community interaction, reduces travel distances, and promotes a sense of belonging.

Provisions for Easy Access

The provision for easy access by public works transportation, emergency services, and school buses reflects an understanding of the importance of infrastructure efficiency. This approach aligns with "multimodal transportation planning," which advocates for diverse transportation options. Well-designed access to emergency services improves public safety, while school bus access supports families and promotes a sense of community.

Holistic Approach to Design

The report's emphasis on a holistic design approach resonates with the principles of "placemaking." Placemaking focuses on creating vibrant, people-centred spaces that prioritize human experiences. By considering various aspects like aesthetics, functionality, and community needs, the subdivision aims to create a sense of place where residents feel connected and engaged.

Sustainability and Resilience

Modern planning practices place a strong emphasis on sustainability and resilience. The incorporation of pedestrian-friendly design, efficient transportation access, and connectivity contributes to a reduced carbon footprint, decreased reliance on automobiles, and enhanced climate resilience and pedestrian safety on the roadways. These factors align with the broader goal of creating environmentally responsible and adaptive communities.

Green Infrastructure and Active Recreation Spaces

The inclusion of a neighbourhood park within the Spruce Grove subdivision aligns with the modern planning principle of green infrastructure and active recreation spaces. This practice emphasizes the creation of multifunctional, nature-oriented areas that serve both recreational and environmental purposes.

The neighbourhood park not only offers a space for residents to engage in physical activities and social interactions but also serves as a valuable green space that contributes to the overall sustainability and ecological health of the area. Retaining a moderate portion of the existing treescape within the park underscores a best planning practice centered on the preservation of biodiversity and wildlife habitat. This practice emphasizes the importance of maintaining natural ecosystems and supporting the cohabitation of diverse plant and animal species.

Furthermore, the park's design can integrate passive recreational features such as seating areas, walking paths, and open lawns, providing residents with opportunities for relaxation and reflection. This aligns with the concept of creating inclusive, accessible, and well-utilized public spaces that cater to the diverse needs and preferences of the community.

The incorporation of a neighbourhood park within Spruce Grove not only showcases a commitment to providing recreational amenities but also underscores a forward-thinking approach to community planning that values the coexistence of human activities and natural systems. This practice enriches the quality of life for residents and contributes to the overall attractiveness and sustainability of the subdivision.

Community Engagement and Participation

Another important aspect of contemporary planning is community engagement. The design elements in the report, such as walkable streets and accessible transportation options, support community interaction and engagement. Involving residents in the planning process ensures that the subdivision meets their needs and aspirations therefore a public information session was held, and a public survey was distributed to gather feedback and ideas to incorporate into the planning process of this subdivision. These findings are detailed below.

Summary

Incorporating these modern planning practices into the proposed subdivision design not only aligns with the RVCL's existing policies but also positions Spruce Grove as a model for sustainable and people-centered community development. By prioritizing walkability, connectivity, accessibility, public engagement, and holistic design, the subdivision embraces the principles that underpin successful and thriving neighbourhoods in the 21st century.

1.2.3 Approval Facilitation

The proposed Spruce Grove subdivision stands as a model of progressive and responsible development. Its design embraces contemporary planning which underpin thriving communities. Additionally, the subdivision's alignment with existing neighborhood character and its commitment to compatibility reflect a forward-thinking perspective.

Council is encouraged to consider these attributes and the evaluation of surrounding developed areas when assessing this report. This development, with its sustainable and people-centered approach, promises to be a valuable addition to the community landscape and a testament to well-considered growth.

1.3 Policy and Regulatory Compliance

The provided summary outlines the key points and objectives of the Concept Plan Report's Policy and Regulatory Compliance for the proposed subdivision, Spruce Grove. This report evaluates how the new subdivision aligns with existing policies and regulations set by the Resort Village of Candle Lake (RVCL) and demonstrates its compatibility with various planning considerations, master plans and strategic planning initiatives. Here's a breakdown of the main aspects covered in the summary:

1.3.1 Review Objective

The main purpose of this section of the report is to conduct a thorough assessment of the existing Official Community Plan (DOCP) policy of the North Central Lakelands Planning District and the current Zoning Bylaw of the Resort Village of Candle Lake (RVCL). This assessment focuses on their direct relevance to the proposed Spruce Grove subdivision.

1.3.2 Alignment with Existing Policies and Regulations

The report highlights that the proposed subdivision aligns comprehensively with all the established policies and regulations of the RVCL. This alignment is crucial for ensuring that the development conforms to the local governance framework.

1.3.3 Additional Policy and Recommendation Compliance

The proposed subdivision's design also adheres to important policies and recommendations put forth by experts. It reflects how the development aligns with the Planning and Development Act | Subdivision Requirements and the 10 Year Master Plan for Emergency Services, indicating a comprehensive and well-researched approach to planning.

1.3.4 Approval Facilitation

This review of all applicable policies and regulations is intended to streamline the approval process for the proposed subdivision. The alignment with active agendas set by the RVCL, along with the conformity to policies and design recommendations, serves as a strong basis for Council resolution approval for this Plan of Proposed Subdivision.

1.3.5 Governance Overview

The District Official Community Plan | North Central Lakelands Planning District's Provincial Land Use Policies and Provincial Interests Policy indicates:

- a) This bylaw shall be administered and implemented in conformity with applicable provincial land use interests, policies, statutes and regulations and in cooperation with provincial government departments and agencies.
- b) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

This policy ensures that the rules in the bylaw align with the province's guidelines, laws, and regulations, and that the municipality collaborates with government departments. It also aims to prevent unnecessary rules when provincial agencies already regulate certain activities, promoting efficiency and coordination.

1.3.5.1 The Resort Village of Candle Lake Zoning Bylaw NO. 03/2016 | Consolidated Version - January 2023 Referred to in this report as the Zoning Bylaw

A Review of Relevant Policies in Accordance with the RVCL's Concept Plan Requirements for New Subdivisions.

Introduction

This Zoning Bylaw Review closely examines how relevant policies align with the RVCL's Concept Plan Requirements for new subdivisions. The review covers Residential Zoning Compliance, General Regulations, and essential aspects guiding the development of the Spruce Grove subdivision.

Residential Zoning Compliance

Zoning District Map

According to the RVCL Zoning District Map, The Subdivision is Zoned as R1 - Low Density Residential District. No re-zoning is required for the development of this subdivision.

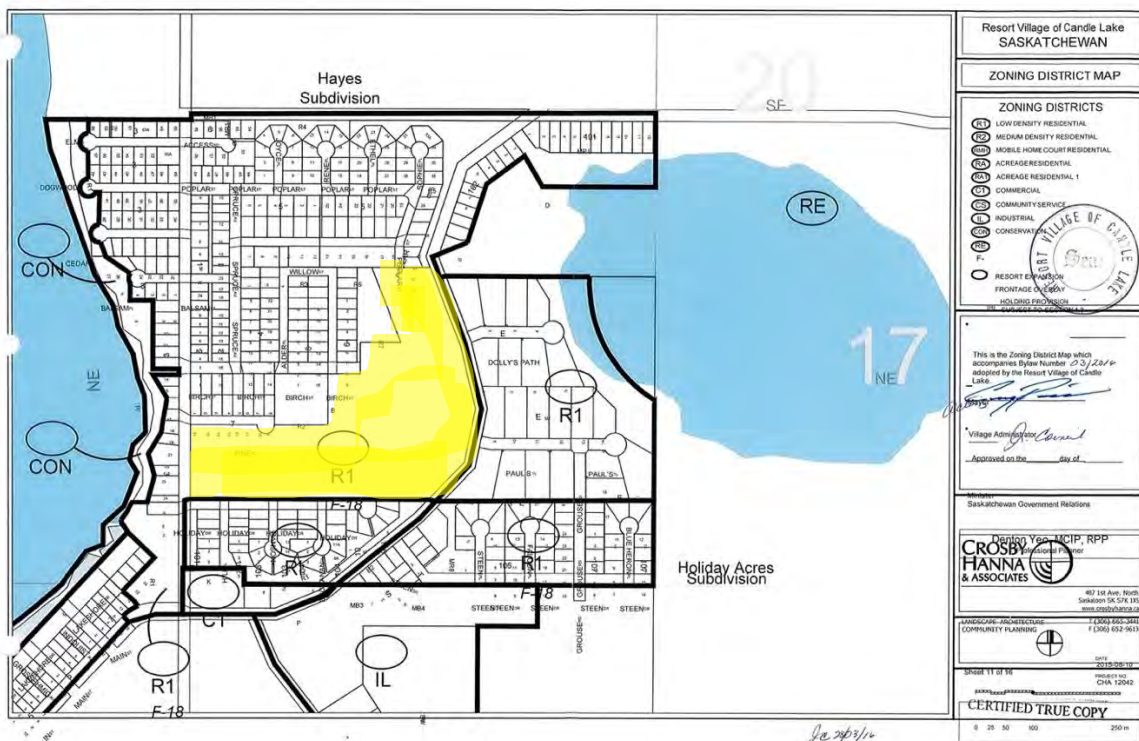


Figure 4. Zoning Map

The subdivision concept plan drawing is compliant with the following as indicated in the RVCL Zoning Bylaw:

R1 - Low Density Residential District Policies

Permitted Uses:

- Single detached dwellings
- Parks and playgrounds
- Public works excluding sewage lagoons and landfills
- Accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.
Accessory Buildings, Uses and Structures: (For discretion of the lot purchaser/home builder.)

Discretionary Uses:

- Aircraft Hangers
- Semi-detached and duplex dwellings
- Dwelling unit groups
- Public recreation facilities
- Home-based business and home occupation
- Day care centres
- Personal car homes
- Places of worship
- Bed and breakfast facilities
- Marina, Type 1

Single Detached Dwellings

This subdivision is designed to include single detached dwellings. A dwelling is defined by RVCL Zoning Bylaw as “A building or part of a building that may be used as a permanent residence, including a prefabricated or modular home but excluding a mobile home.” A Dwelling, Single Detached is defined as “A building containing only one dwelling unit but not including a mobile home.”

Park, Playground & Accessory Buildings

This subdivision is also designed to include a park and playground and accessory buildings in accordance with R1 Low Density Residential District permitted uses.

Any additional proposed uses by the lot purchaser/homebuilder are subject to discretionary use approved by Council.

Site Planning Requirements

The Subdivision Concept Plan Drawing is designed in compliance with the following table.

Table 1: R1 Low Density Residential | Area, Setback and Building Height Requirements

Requirement	Single Detached Dwellings	Semi-detached & Duplex Dwellings	Other Uses
Site area, minimum	450 m ² (4844 sq. ft.)	325 m ² (3498 sq. ft.) per unit	450 m ² (4844 sq. ft.)•
Site frontage, minimum for rectangular sites	15 m (49.2 ft.)	11 m (36 ft.) per unit	18 m (49.2 ft.) •
Site frontage minimum for non-rectangular site	10 m (32.8 ft.) with a mean width of 15 m (49.2 ft.)	7.5 m (24.6 ft.) per unit with a mean width of 11 m (36 ft.) per unit	13 m (42.7 ft.) with a mean width of 18 m*
Front yard, minimum**	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)•
Rear yard, minimum**	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)•
Side yard, minimum**	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)•
Side yard abutting a street, minimum**	3 m (9.8 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
Principal Building area, minimum	70 m ² (753 sq. ft.)	70 m ² 753 sq. ft.) per unit	100 m ² (1076 sq. ft.)
Site coverage, maximum	40%	50 %	50%*
Building height, maximum	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)

No minimum requirements are set for parks, playgrounds and public works.

Off-Street Parking

Section 5.15 of the Zoning Bylaw indicates: In all zoning districts, off-street parking is to be provided to limit the impact on neighbouring residents. Lots are designed for sufficient parking allowance for dwellings, home-based businesses, and bed and breakfasts.

Discretionary Use

Section of the Zoning Bylaw 5.28 - criteria to be considered by the future lot purchaser/home builder in an application for discretionary use; to be approved by the Council as designated in Section 5.28 Development Standards Applicable to Discretionary Uses.

Cannabis businesses and production facilities are prohibited.

General Regulations

Excavation, Stripping, Filling and Grading of Land (Section 5.2 of the Zoning Bylaw)

Any site proposed for development shall be graded to provide for adequate surface drainage so that surface water runoff is directed to a ditch, water body, street, or natural watercourse and does not affect drainage on adjacent properties. The Development Officer may require a site grading plan to be prepared by a professional engineer.

A Grading Plan has been developed and is included in this Concept Plan Report.

Summary

This Zoning Bylaw Review underscores Spruce Grove's dedication to conforming to the RVCL's Concept Plan Requirements. By adhering to zoning, utilization, site planning, and general regulations, the subdivision adheres to all R1 - Low Density Residential zoning requirements while allowing for discretionary uses to be considered for additional land use compatibility.

1.3.5.2 District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake

The District Official Community Plan, North Central Lakelands Planning District (DOCP) was reviewed with the RVCL's Concept Plan Requirements for New Subdivisions. This section summarizes the review and this plans conformance with the relevant policies and procedures.

Introduction

The Lakeland District Official Community Plan (DOCP) is a joint effort by the District of Lakeland No. 521, Rural Municipality of Paddockwood No. 520, and Resort Village of Candle Lake. It guides land use and development within their jurisdictions.

Background

The region's popularity as a premier resort area with demand for new developments led to the formation of the North Central Lakelands Planning District. The plan aims to balance environmental preservation, residents' well-being, economic growth, and efficient municipal services.

Benefits

The Planning District offers a collaborative approach to land use planning, consistent decision-making for investment certainty, integrated infrastructure and services, and potential cost-sharing for professional services to promote sustainable regional growth.

Subdivision Compliance

This proposed subdivision was intentionally designed in accordance and complete compliance with the objectives and policies of this DOCP (District Official Community Plan). See the table in Appendix B that summarizes this plans compliance with the DOCP.

1.3.5.3 Planning and Development Act | The Subdivision Regulations, 2014

This review encapsulates a comprehensive compliance with the Planning and Development Act's Subdivision Regulations, affirming a meticulous approach in accordance with the provincial policies. As the developer, our commitment to adhering to these regulations underscores the responsibility of thoughtful development within the municipality. This discourse reflects how our adherence to the outlined policies seamlessly integrates with the pivotal role of Council, ensuring a collaborative and transparent decision-making process that upholds the shared vision of a well-structured, sustainable, and community-oriented development.

All requested amendments from Community Planning have been completed. A servicing agreement will be drafted by RVCL and negotiated for terms and conditions and signed. Council's resolution will also be included in the final application of Plan of Proposed Subdivision.

A copy of the application has been sent to all concerning authorities, and the request of comments have been responded to and summarized in a Correspondence from Community Planning. See Appendix C for this correspondence.

Upon submission of this Concept Plan Report, RVCL is to provide feedback and a Council Resolution for submission to Community Planning with their written reasons for its recommendation.

We await Community Planning's final decision based on the development and presentation of thorough assessments, reports, and figures/drawings submitted in the application for Plan of Proposed Subdivision and the Concept Plan Report.

Summary

The subdivision application demonstrates a comprehensive adherence to the Planning and Development Act's Subdivision Regulations, reflecting a meticulous consideration of relevant policies and a proactive approach in line with Council's roles and responsibilities as an authority governed by The Approving Authority, Community Planning.

The review aligns with the policy on completed applications, as all necessary amendments have been executed, including a commitment to draft and finalize a servicing agreement with the RVCL. Proof of compliance with policies and regulations outlined in the Subdivision Regulations is further illustrated by responding to comments solicited from, and completing additional studies and requirements as requested by pertinent agencies and authorities, such as the Ministry of Education, Ministry of Environment, Saskatchewan Health Authority, Water Security Agency, SaskPower, SaskTel, SaskEnergy, and the North Central Lakelands District Planning Commission. Pending responses from the Resort Village of Candle Lake. The engagement with these entities exemplifies a commitment to a collaborative approach and complete compliance.

Moreover, the developer's commitment aligns with the policy that councils or other authorities providing recommendations shall do so through a resolution. The requirement for a Council Resolution from RVCL, along with written reasons for its recommendation, demonstrates a cohesive and transparent decision-making process outlined by the Approving Authority, Community Planning.

Lastly, the application's response to the considerations outlined in the policy reaffirms the commitment to a holistic evaluation of the proposed development. The developer acknowledges the multifaceted elements to be considered, including topography, drainage, services provision, land use compatibility, environmental impact, and public safety.

In summary, the subdivision application not only adheres to the Subdivision Regulations but also underscores the alignment with Council's pivotal roles in the decision-making process. Through careful consideration, transparent engagement, and thorough evaluation, the developer has diligently showcased their commitment to responsible, well-informed development.

1.3.5.4 10 Year Master Plan for Emergency Services

Section 7.1 Wildland Urban Interface states the following:

In the RVCL there are a few subdivisions that only have one entrance with one subdivision being on Highway 120 between the Village entrance onto Highway 265 and the Village entrance onto Main Street. The NRC noted that there should be more than one route for egress so that if one is unusable for any reason (blocked by fire or obstructed by response vehicles) the other egress can be used.²⁷

The proposed subdivision of Spruce Grove at Candle Lake, SK is well-aligned with the Emergency Services 10-Year Master Plan's recommendations, particularly those outlined in Section 7.1 regarding the Wildland Urban Interface. The policy emphasizes the importance of having multiple routes for egress in subdivisions to ensure that access remains available during emergencies, such as fire incidents or vehicle blockages.

To address this policy, the modern planning practices applied in the design of Spruce Grove incorporate a linear street layout that supports access for emergency vehicles. This layout provides adequate routes for egress, reducing the risk of being blocked by fire or obstructed by response vehicles for not only the proposed development but for the surrounding subdivisions. This street design ensures that even in the event of an emergency, residents and emergency services can quickly navigate and evacuate the area safely.

1.4 Heritage Screening and Biophysical Review

1.4.1 Heritage Screening

AtIheritage Services Corp. (AtIheritage) completed the Heritage Resources Impact Assessment (HRIA) requirement for a proposed residential/cottage subdivision located in the Resort Village of Candle Lake in portions of NW 17-55-22 W2M. The HRIA was completed on May 11th, 2023, under Archaeological Resource Investigation Permit No. 23-016. No archaeological sites were discovered in conflict with the Project.

Based on the results of the HRIA, AtIheritage has no recommendations for further archaeological work. It is recommended that the development be provided with regulatory approval as per Section 63 of The Heritage Property Act for their proposed residential/cottage subdivision in the Resort Village of Candle Lake in portions of NW 17-55-22 W2M (HCB File Nos. 22-1392 and 22-262).

In response to the HRIA, the Ministry of Parks, Culture and Sport has provided correspondence with regulatory approval:

No new or previously recorded heritage sites were observed during the heritage assessment, despite the moderate to high potential of the area. Archaeological heritage regulatory requirements for this project under The Heritage Property Act 1980 have now been completed to the satisfaction of the Heritage Conservation Branch. Note: the internal sizes/layouts of Phase 1 or 2 can be modified without further heritage review, provided the changes occur within the current external Parcel B boundaries (10.473 ha).

See Appendix C for the complete HRIA and correspondence from the Ministry of Parks, Culture and Sport.

1.4.2 Biophysical Review

The provincial Wildlife Application Search tool, HABISask was used to search for reported rare and endangered species within proximity to the proposed development. A summary of the search results are provided in the following table.

Table 2: Nearby Rare and Endangered Species

Common Name	Scientific Name	First Observation	Last Observation	Provincial Rank	National Rank	Global Rank
Canada Mountain-ricegrass	Piptatherum Canadense	1949-07-01	1949	S3	N4N5	G4G5
Purple Lousewort	Pedicularis Parviflora	1949-06-23	1949-06-23	S3	N5	G4G5
Many-flowered Woodrush	Luzula Multiflora ssp. Multiflora	1949-06-22	1949-06-25	S3	NNR	G5TNR
Menzies' Catchfly	Silene Menziesii	1949-06-29	1949-06-29	S3	N5	G5

The HABISask search tool identified four plant species with a provincial conservation rank of S3. A conservation rank of S3 means they are species “At moderate risk of extinction or extirpation due to a restricted range, relatively few populations, recent and widespread declines, threats, or other factors.” Ref. <http://biodiversity.sk.ca/ranking.htm>.

As a requirement of the Subdivision Application process with the Provincial Government, Community Planning gathered comments and requests from the Ministry of Environment. Their notes were as follows:

- Recent observations (2014) of Common Nighthawk. Planning around breeding bird season would be of a benefit for all bird species.
- No additional studies or accommodations are required.

2 SERVICING CONCEPT

2.1 Existing Ground Conditions

A preliminary geotechnical investigation was conducted by P. Machibroda Engineering Ltd. The purpose of the preliminary geotechnical assessment was to confirm the suitability of the property to support the intended development, to identify any hazardous conditions that would impede the intended development and to provide recommendations concerning roadway and building foundation construction.

2.1.1 Field Investigation

Five (5) boreholes were drilled using a truck mounting, continuous flight auger drill. The boreholes were 150mm in diameter and were extended to depths of 6.0 to 9.m below the existing ground surface. The purpose of the drilling operation was to record the soil stratification, the groundwater conditions, the position of unstable sloughing soils and the depths at which cobblestones and/or boulders were encountered.

2.1.2 Soil Profile and Ground Water Conditions

The existing soils have a thin layer of topsoil (approximately 100mm thick) underlain by sand/silt/clay deposits for a depth of 1.1 to 1.6m. Below that layer is a glacial till deposit that extended to at least 9.4m, which is the depth of the deepest borehole.

The sand is categorized as well-graded, fine-to-course grained and compact. The silt/clay had low plasticity and appeared to be stiff-to-very stiff in consistency. The glacial till was stiff-to-hard with low plasticity and was moist.

Groundwater was measured at a depth of 2.0 to 3.9m below the existing ground surface. A summary of the groundwater levels is provided in Table 3. The levels do not indicate the high groundwater conditions because those are typically observed following spring snowmelt or after periods of precipitation.

Table 3: Measured Groundwater Levels

Borehole No.	Monitoring Well Elev. (m)	Ground Surface Elev. (m)	Groundwater Depth (m)		Groundwater Elev. (m)	
			After Drilling	Sept. 8, 2023	After Drilling	Sept. 8, 2023
23-1	499.0	498.1	Trace	2	Trace	496.1
23-2	502.0	501.0	Dry	3.9	Dry	497.1
23-4	505.8	504.8	Dry	2.9	Dry	501.9

Note: The monitoring wells may not have achieved static equilibrium; higher groundwater conditions could be encountered, particularly during and/or following spring snowmelt or periods of precipitation.

2.1.3 Geotechnical Design Considerations

The following design considerations were provided following the preliminary geotechnical investigation.

- Groundwater level was measured at a depth of 2.0 to 3.9 m below existing ground surface on September 8, 2023.
- Site preparation should consist of the removal of all vegetation, trees, brush topsoil and organic material from the development areas.
- Within building footprints and traffic areas, the subgrade should be uniformly compacted to a specified density. Soils which are unstable during site preparation and fail to achieve the required

compaction will require additional treatment, which may include: over-excavation and replacement and/or geosynthetic stabilization.

- Conventional open-cut excavations above the groundwater table should be feasible at this site.
- Safe excavation slope requirements may also change and will need to be assessed on a continual basis.
- Where saturated soils are encountered or where the excavation extends below the groundwater table, slope flattening and dewatering may be required.
- The potential depth of frost penetration for the soils at this site could range from approximately 2 to 3 m, depending on surface cover and severity of winter. Buried utilities should be based below the depth of frost penetration or protected against frost action with strategically placed insulation.
- A deep foundation consisting of drilled cast-in-place concrete piles should perform satisfactorily as a foundation system at this site. Construction difficulties should be expected due to the presence of cobbles/boulders and hard soils. Temporary casing may be required to maintain an open/dry pile hole in the saturated sand soils (seepage/sloughing conditions), and coring equipment may be required if boulders are causing installation issues. Driven piles (timber or steel) and helical screw piles were considered but may not be feasible due to the hard soil conditions encountered at relatively shallow depths and likelihood of shallow termination.
- Footings and/or thickened edge raft (shallow) foundations bearing on undisturbed naturally occurring soils could be a suitable foundation alternative at this site and should perform satisfactorily. Setting shallow foundations below the depth of frost penetration or protecting from frost action using extruded polystyrene insulation will be required to mitigate potential frost induced foundation movements.
- Conventional grade supported concrete slab construction (i.e., levelling course of granular base course placed between the prepared subgrade surface and underside of slab) should perform satisfactorily at this site.
- Traffic structures constructed in accordance with typical Ministry of Highways and Infrastructure (MHI) construction practices/standards should perform satisfactorily at this site.

2.2 Open Space

The following review demonstrates that the design of Spruce Grove conforms not only to the current policies but also to specific long-term plans of the RVCL. It indicates that the subdivision adheres to the 20 Year Master Plan of Parks, Open Spaces and Trails. This alignment showcases the commitment to sustainable and well-planned community development.

2.2.1 Comprehensive Park and Trail Integration

Spruce Grove stands as a shining example of a community that is fully aligned with the recommendations laid out in the 20-Year Master Plan for parks, open space, and trails. With a focus on promoting active lifestyles, fostering community connections, and providing diverse outdoor amenities, this subdivision integrates a range of features that cater to both existing and future residents alike. The subdivision's design seamlessly weaves together a network of connected walking trails, a thoughtfully designed 3.4 ac., 4-season park, and a plethora of amenities that reflect a deep understanding of the residents' needs and preferences.

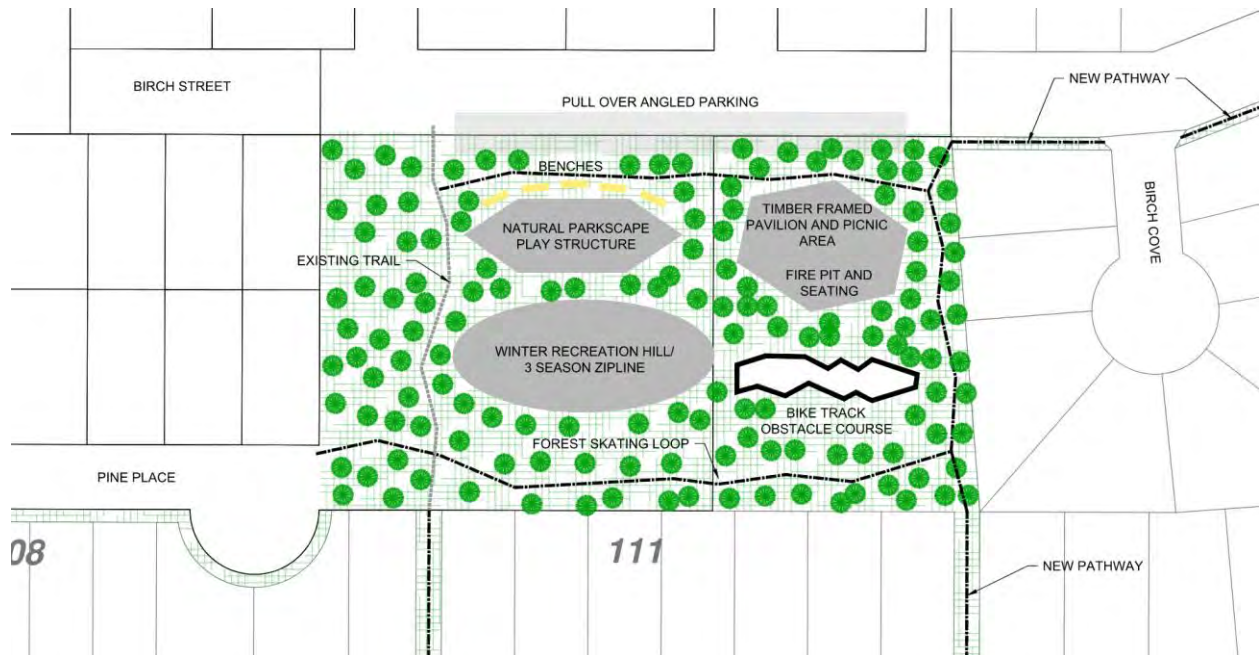


Figure 5. SK 04 - Parks and Trails Figure



Figure 6. SK 05 - Proposed Pathways Figure

2.2.2 Master Plan Adherence

Candle Lake 20 Year Master Plan | Parks, Open Spaces & Trails

2.2.2.1 Park Partnership with RVCL

In a testament to effective collaboration, the RVCL and the developer propose to join forces to plan and develop the shared neighbourhood park, which spans both existing and proposed Municipal Reserve areas. This partnership exemplifies adherence to the Master Plan's recommendation for the RVCL's commitment to seeking sources of funding and revenue, and establishing partnerships to help offset costs, with cost-sharing opportunities. This is sure to ensure successful and sustainable progress for the community.

Proposed Amenities Include:

- Timber Framed Shelter / Picnic Area
- Community Fire Pit
- Winter Forest Skating Loop / 3 Season Walking Trail
- Natural Playscape Structures
- Winter Recreation Hill / 3 Season Zip Line
- Mini Bike Track Obstacle Course

2.2.2.2 Neighbourhood Park Design and Connectivity

Spruce Grove's commitment to adhering to the Master Plan's recommendations is exemplified by the design of the 3.4 ac. park.

- Existing R2 area: 0.821 ha. (2.0287 ac.)
- Proposed MR1 area: 0.5496 ha. (1.358 ac.)
- Combined: 1.37ha. (3.3853 ac.)

The inclusion of walking trails that link to primary and secondary paths not only facilitates easy access for residents but also aligns with the concept of "complete streets" by integrating pedestrian connectivity throughout the community. The establishment of five access points to the park ensures convenient entry and exit, enabling existing and future residents to engage with the space with ease.

The park's design adheres to the principles of a neighbourhood park, focusing on providing flexible active and passive recreational amenities while fostering social connections within the immediate community. The incorporation of natural playscape structures, winter sledding hill, forest skating loop, and a timber-framed shelter/picnic area aligns perfectly with the desired amenities for such a park. These features not only cater to a range of interests but also encourage year-round usage, enhancing the park's role as a focal point for permanent and part-time residents' leisure activities.

2.2.2.3 Balancing Community Impact and Amenities

It's noteworthy that despite its size, the park has been designed as a neighbourhood park, rather than a major park as indicated in the Master Plan, to mitigate the potential increase in traffic impact on the surrounding subdivisions. This strategic decision reflects the developers' commitment to combining the integration of amenities with the well-being of the community. By adhering to this approach, Spruce Grove maintains a sense of cohesion within the larger community while offering a variety of attractions for the residents of nearby subdivisions of Hayes, Holiday Acres, Aspen Grove, and Candle Pine.

2.2.2.4 Play Spaces and Outdoor Fitness

The subdivision's focus on including playgrounds, such as those planned for the Van Impe, Telwin or Sanderman, Hayes East, and Glendale subdivisions, demonstrates a dedication to providing diverse opportunities for children's play for all ages. The integration of walking trails and the skating loop also caters to parents and caregivers, promoting an active and health-conscious lifestyle.

2.2.2.5 Day Camping and Picnic Sites

The planned timber framed shelter / picnic area within the Spruce Grove strategically aligns with the recommendation to locate such sites in areas with relevant amenities or picturesque views. This ensures that Spruce Grove residents and nearby subdivision residents can enjoy the beauty of the surroundings while engaging in communal activities.

2.2.2.6 Primary and Secondary Paths / Trails

The subdivision's commitment to primary and secondary trails aligns with the Master Plan's emphasis on creating continuous pathways that link various destinations. By providing accessible and well-graded paths, Spruce Grove facilitates movement through the community, catering to a variety of recreational preferences.

The existing trail system through R2 will be maintained and compliments the design for a 3-season walking trail and a winter forest skating loop around the perimeter of the park. The potential primary walking paths as proposed in the master plan will integrate seamlessly with the secondary paths and trails throughout the proposed subdivision allowing for increased connectivity and enhanced leisure activities year-round.

2.2.2.7 Winter Activities and Sports

The incorporation of winter-specific amenities, including the sledding hill, forest skating loop, and a place to host winter activity events, showcases Spruce Grove's embrace of year-round engagement. This aligns perfectly with the concept of transforming the community into a "Winter Village," fostering an outdoor culture even during colder months.

2.2.2.8 Summary

In summary, Spruce Grove at Candle Lake stands as a testament to the successful integration of the 20-Year Master Plan's recommendations for parks, open space, and trails. By focusing on connectivity, diverse amenities, and a harmonious balance between community impact and attractions, this subdivision embodies a comprehensive approach to fostering an active, engaged, and vibrant community for existing and future residents alike.

2.3 Storm Water Management

Landworks Civil Engineering completed a storm water management report for this subdivision. This report was reviewed and responded to by the Water Security Agency:

- WSA recommends future development of buildings and improvements should be limited to topographic highs and away from obvious low spots and drainage paths and/or consider mitigation measures to reduce flood risk.
- The proponent is reminded that they are not to block, divert, drain, or otherwise alter natural drainage conditions without prior approval from WSA. There are no projects or complaints that will be affected by the proposed subdivision.

See Appendix C for agency correspondence from Community Planning.

Figure 7 below identifies the existing topographic surface elevations for the subdivision. The land generally slopes east to west and north to south. A higher resolution plan for Figure 7 is provided in Appendix A – SK.03 Existing Elevations.



Figure 7 – SK 03 - Existing Elevations

2.3.1 Existing Infrastructure

The existing developed areas drain through grassed ditches and culverts and the system ultimately drains into Candle Lake. The land generally slopes from east to west towards the intersection of Simon Lehne Drive and Holiday Drive. The subdivision area has three catchments. Catchments 1, 2 and 3 ultimately converge at the intersection of Simon Lehne Drive and Holiday Drive. Figure 3 and Drawing No. C-102 Storm Water Catchments is provided in Appendix F to illustrate the catchment areas and area drainage. The existing subdivision drains overland through series of ditches and 300mm to 500mm culverts. We have assumed there is not any available capacity remaining in any culverts for the proposed subdivision. New culverts are proposed to meet the design flow requirements of the proposed subdivision. This will ensure the storm drainage impact of future development does not impede existing drainage conditions.



Figure 8 – Catchment Areas

2.3.2 Storm Water Flow Analysis

A predevelopment versus post development analysis was completed to quantify the amount of predevelopment and post development runoff. The Rational Method was chosen because the development area is less than 64 hectares. The Standard Rational method calculates the peak flow for a catchment by assuming the storm duration is equal to the time of concentration. The Wasquesiu Lake IDF curves were chosen for design due the proximity to Candle Lake to the Wasquesiu gauging station.

2.3.2.1 Runoff Results

The Rational Method was used to compute the predevelopment and post development runoff. The pre and post runoff and storage volumes are provided in Tables 4 and 5 respectively.

Table 4: Predevelopment Runoff by Catchment

Catchment #1	Area (m ²)	Runoff Coef. C	Tc (min)	I _{5-year} (mm/hr)	I _{100-year} (mm/hr)	Q _{p,5-year} (m ³ /s)	Q _{p,100-year} (m ³ /s)
Catchment #1	58219	0.15	43.9	32.24	57.45	0.079	0.140
Catchment #2	42934	0.15	88.1	19.96	35.86	0.036	0.065
Catchment #3	3561	0.15	102.2	18.01	32.42	0.0027	0.005
Total	104714					0.118	0.210

Table 5: Post Development Runoff by Catchment

Catchment #1	Area (m ²)	Runoff Coef. C	Tc (min)	I _{5-year} (mm/hr)	I _{100-year} (mm/hr)	Q _{p,5-year} (m ³ /s)	Q _{p,100-year} (m ³ /s)
Residential	54639	0.38					
MR/MB	3580	0.15					
Total Catchment 1	58219	0.37	38.2	35.48	63.12	0.212	0.376
Catchment #2							
Residential	33782	0.38					
MR/MB	9152	0.15					
Total Catchment 2	42934	0.33	76.6	21.96	39.40	0.087	0.157
Catchment #3							
Residential	3561	0.38					
MR/MB	0	0.15					
Total Catchment 2	3561	0.38	89.0	19.82	35.62	0.0075	0.013
Total	104714					0.307	0.547

2.3.3 Storm Water Storage

It is common to provide additional storm water storage to mitigate the flooding potential on downstream infrastructure and users. This development is adjacent to Candle Lake and the impact of this development on lake levels will be negligible. Storage facility maintenance will place an unnecessary burden on municipal operations. Additional storm water storage is not warranted for this subdivision and is therefore not proposed.

2.3.4 Proposed Culvert Crossing Upgrades

Drawing C-103 in Appendix F identifies the flow paths, road culvert crossings and design flow rates required for new culverts. New culverts are recommended at the following locations:

- Simon Lehne Drive between Main Street and Holiday Drive
- East ditch at Simon Lehne Drive and Holiday Drive
- East Ditch at Simon Lehne Drive and Pine Place

Catchment 3 outlets to Willow Street. The predevelopment and post development 1 in 5-Year runoff rate is 3 L/s and 7 L/s respectively. The increase in runoff does not warrant upgrades to the downstream culvert crossings. The condition of all existing culverts and the drainage ditches from Willow Street to the intersection of Simon Lehne Drive and Birch Street should be visual inspected during the detailed design of Phase 2 and replaced if necessary. The detailed lot grading and road design may change the catchment boundaries and the recommendations should be further reviewed during detailed design.

2.3.5 Proposed Upgrades Ditches

The topographic survey indicates the east ditch of Simone Lehne Drive from Birch Street to Holiday Drive does not have consistent positive drainage. This ditch should be designed and re-graded from the north side of Birch Street to the south side of Holiday Drive.

During the detailed design of Phase 2, we recommend the condition of the culverts and ditches be reviewed from the Catchment 3 outlet to the intersection of Simon Lehne Drive and Birch Street.

2.3.6 Overland Flow Route and Peak Water Level

The peak water level is dependent on the catchment and the maximum flood level or spill elevation for this subdivision. The detailed design for the subdivision will need to ensure that major overland flows are directed to the catchment outlet and that all structures are placed 0.5 metres above the peak water elevation. For this subdivision, it is assumed the peak 1:500-year water level will be the spill-point (aka tip-out) elevation for each catchment.

The intersection of Simon Lehne Drive and Holiday Drive will create the highest potential flood elevation for the subdivision. This is the limiting point for major system flows. The intersection has a centerline elevation of 496.47m and is the maximum flood elevation for the subdivision. The minimum elevation of any building within the subdivision is 496.97m; however, further design is required to provide a recommended building elevation for each lot.

The design and construction of new intersections at Back Spruce Drive and Pine Street will impede major overland flows. The safe building elevation for all lots needs to be further evaluated during detailed design because the construction of new intersections will impede major overland flows and therefore will change the safe building elevation. A lot grading plan and road design is required to establish a safe building elevation for all lots.

2.4 Water

Each resident will be responsible for obtaining water by truck for holding tanks or through private wells. This approach is consistent with the existing neighbourhood and has been reviewed and responded to by the Water Security Agency, Drinking Water & Wastewater Division:

Water supplied via private wells - if this changes contact WSA and SHA.

See Appendix C for agency correspondence from Community Planning.

2.5 Wastewater

Wastewater collection will be through individual septic holding tanks and residents will be required to hire a septic disposal company to empty each holding tank. This servicing approach is consistent with the existing neighbourhood and has been reviewed and responded to by the Saskatchewan Health Authority:

Properties are restricted to CSA Standard B66 certified holding tanks not less than 1000gal.

See Appendix C for agency correspondence from Community Planning.

3. Community Engagement

On August 26, 2023, the developer hosted a community engagement session at the community hall at the Resort Village of Candle Lake from 9 am to 2 pm. The event served as an informative platform for the public to come and go, ask questions, and receive information about the proposed development from the developer and representatives. This engagement session proved successful, drawing over 120 attendees.

The room was arranged with large poster boards displaying figures and drawings, and attendees were provided with an information package that offered comprehensive details about various aspects of the development. Some council members and the village's CAO were present and opted to discuss the development with attendees, providing insight on infrastructure-related questions and context on the subdivision to provide transparency on the process. The event also included written feedback collection via cards and a survey, with 21 cards filled out and 60 survey responses. Notably, 15 attendees signed up for the lot waitlist, indicating their interest in a total of 20 lots.

Verbal and Written Responses

The public's responses were quite diverse. Some expressed enthusiasm about the prospect of owning property in the new development, many showed a strong interest in the planned park amenities. Many positive responses commended the developer's thorough and transparent process, providing appreciation for the opportunities for public review and input.

Conversely, some residents had concerns about the development, particularly regarding the potential changes to their views, increased traffic in their neighbourhoods, impact on the village infrastructure, and the potential loss of established walking paths they had used over the years throughout this private property.

It's important to clarify that there was a widespread misconception that the entire property was previously zoned as municipal reserve or sold to the developer by the village, which contributed to many of these concerns. A few mentioned they were reassured by their realtor that this was a forested area that would remain as is. This misinformation offered a preconceived notion that this land would never change from its existing state.

During the community engagement session, there were residents with a firm opposition to the development, and they showed no interest in learning more about it. However, at least 10 attendees did propose the same alternative street design aimed at addressing the majority of their concerns.

Responses on the provided cards and received by email echoed the sentiments expressed verbally. Many had similar suggestions for reconfiguring the road design to reduce the impact of traffic on the existing streets surrounding the development. This was a common theme in both verbal and written feedback from the community engagement session.

Survey Responses

An information package including a survey was distributed to the attendees of the community engagement. It was also available online for 2 weeks after the event to allow for those not in attendance to have an opportunity to gain knowledge on the development and provide feedback. There were notices with a QR code providing access to the survey posted at the village office and throughout the village at a variety of public locations. The information package and survey were also shared online through social media.

Public Engagement Summary

Residents have shared a broad spectrum of views regarding the proposed Spruce Grove subdivision. Concerns and desires encompass various aspects of the development, highlighting the complexity of subdivision planning. Feedback emphasizes the need for a balance between preserving natural beauty and providing for community needs. This concept plan report actively addresses these concerns, underlining its commitment to creating a well-rounded and responsive environment that reflects the

diverse desires of current and future residents, while adhering to the rights of the developer to plan in accordance with existing policies and regulations.

From feedback about community amenities and linear street designs to the development's potential impact and the preservation of natural areas, residents have underscored the importance of maintaining the unique character of the Candle Lake community while allowing room for growth. Although the diverse feedback reflects both positive and negative sentiments, it illustrates the community's deep attachment and dedication to preserving its well-being. It's important to recognize that any development can be challenging for residents, especially when it occurs in such close proximity to their cabins and homes, and understanding this nuance is key to fostering a cohesive vision for the future.

The developer highly values the concerns voiced by the residents and, in response, has made numerous revisions to the concept plan drawing in attempt to accommodate these overarching, specific requests from the public engagement process.

Black Spruce Drive was extended to Simon Lehne Drive while removing four roadway access points to Hayes and Holiday Acres subdivisions from Spruce Grove. Two additional pathways were added to allow for bike and pedestrian access to the development and to the proposed park and pathways. These revisions were designed in directed response to the feedback received throughout the community engagement process which will minimize increased traffic on existing roadways surrounding the proposed subdivision.

It's important to understand that although the nearby residents are passionate about maintaining the status quo in this neighbourhood, Spruce Grove is a private development which adheres to all regulations outlined in the existing Zoning Bylaw and OCP. The design is thoughtfully integrated with the surrounding neighbourhood, and the changes stemming from community engagement underscore the developer's dedication to achieving a balance between the community's needs and the responsible promotion of growth. The vision for the land's transformation can be seen through different lenses, and these differing perspectives underline the complexities that often accompany changes in a close-knit community.

Please see Appendix H for all written and survey responses, reviews, summaries and the originally proposed concept plan drawing.

4. SUMMARY

Spruce Grove's design reflects a commitment to preserving the existing fabric of the community while responsibly accommodating growth. It also thoughtfully reflects a dedication to both immediate compatibility and the enduring character of the community. Through a modern approach to land use and development, Spruce Grove not only respects the aspirations of present residents but also prepares for the dynamic needs of the future. This holistic approach ensures a sustainable and harmonious living environment that pays tribute to the past while embracing the potential of tomorrow.

Appendix A:

Concept Plan Figures



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CONSULTANT

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 ENGINEERING LTD.
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 REGINA SK. S4T 2E3

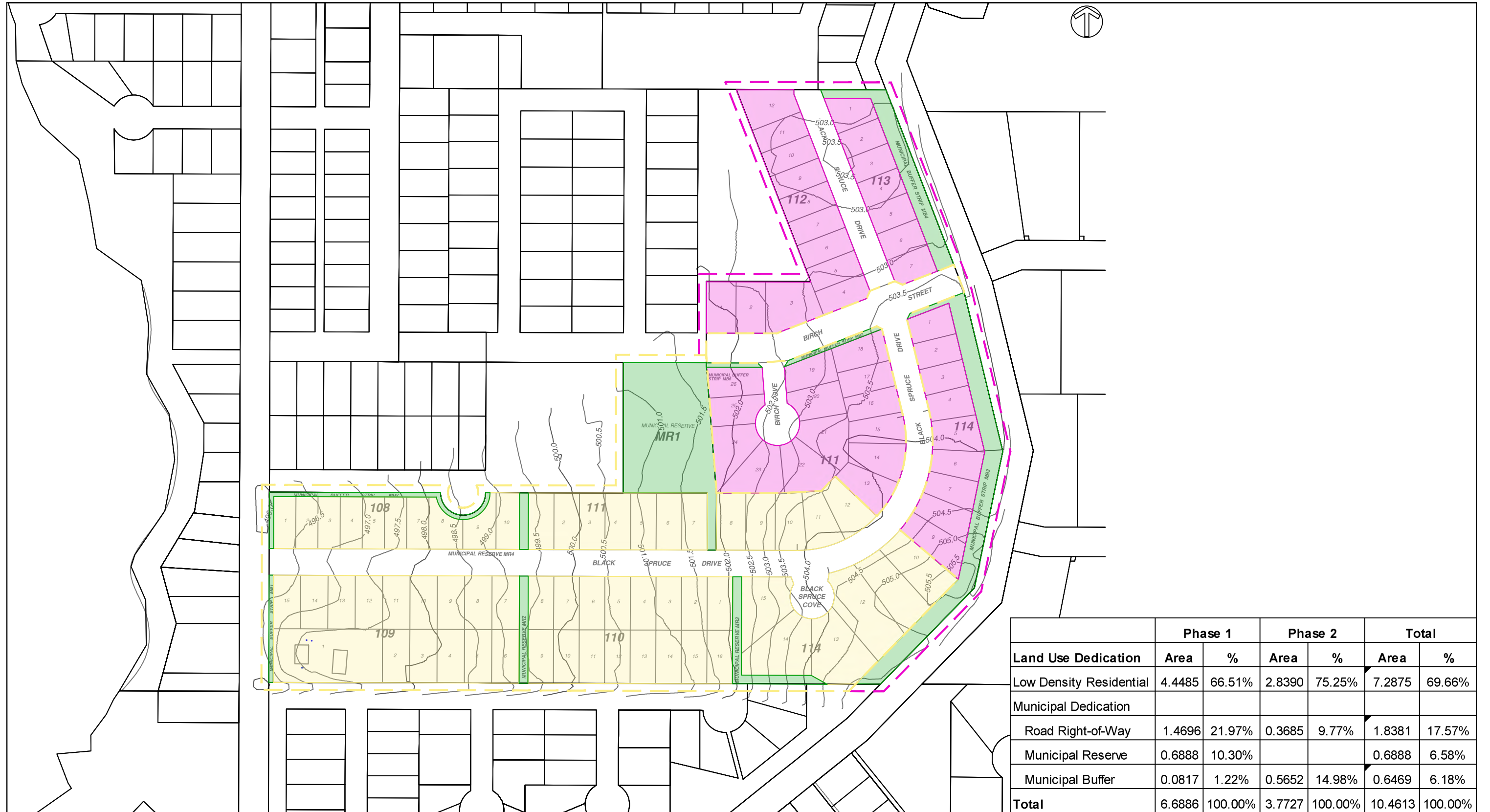
OWNER
 CLINT WITFORD
 PO BOX 10
 SHIPMAN SK. S0J 0H0

PROJECT MANAGER
 KRISTA NAKONECHNY

PROJECT:
 SPRUCE GROVE
 CONCEPT PLAN
 DATE: 2024-01-31
 APPROVED: C. BIALOBZYSKI
 CHECKED: C. BIALOBZYSKI
 DRAWN BY: B. TOOTH

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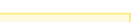

	Phase 1		Phase 2		Total	
	Area	%	Area	%	Area	%
Land Use Dedication						
Low Density Residential	4.4485	66.51%	2.8390	75.25%	7.2875	69.66%
Municipal Dedication						
Road Right-of-Way	1.4696	21.97%	0.3685	9.77%	1.8381	17.57%
Municipal Reserve	0.6888	10.30%			0.6888	6.58%
Municipal Buffer	0.0817	1.22%	0.5652	14.98%	0.6469	6.18%
Total	6.6886	100.00%	3.7727	100.00%	10.4613	100.00%

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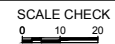
OWNER
 CLINT WITFORD
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 SHIPMAN SK. S0J 0H0

PROJECT MANAGER
 KRISTA NAKONECHNY

LEGEND
 PHASE 1 
 PHASE 2 
 PHASE 1 LOTS 
 PHASE 2 LOTS 
 MUNICIPAL RESERVE/
 MUNICIPAL BUFFER 

PROJECT:
 SPRUCE GROVE
 CONCEPT PLAN
 DATE: 2024-01-31
 APPROVED: C. BIALOBZYSKI
 CHECKED: C. BIALOBZYSKI
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PROJECT MANAGER
 KRISTA NAKONECHNY

PROJECT:
 SPRUCE GROVE
 CONCEPT PLAN
 DATE: 2024-01-31
 APPROVED: C. BIALOBZYSKI
 CHECKED: C. BIALOBZYSKI
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PROJECT MANAGER
 KRISTA NAKONECHNY

PROJECT:
 SPRUCE GROVE
 CONCEPT PLAN

DATE: 2024-01-31
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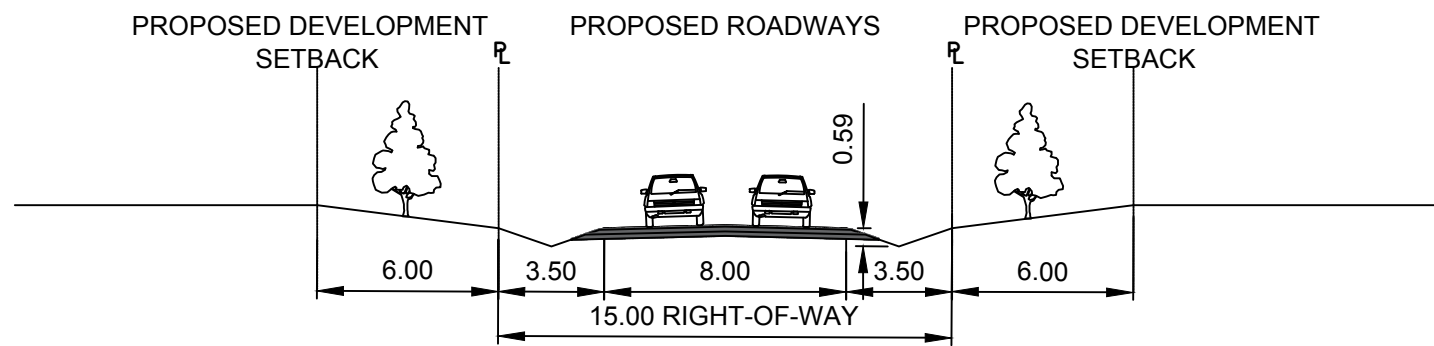
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PROJECT MANAGER
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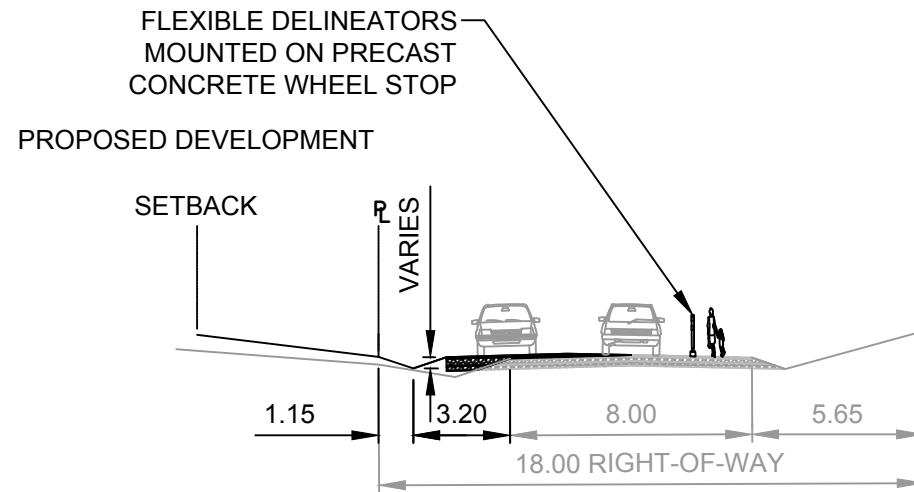
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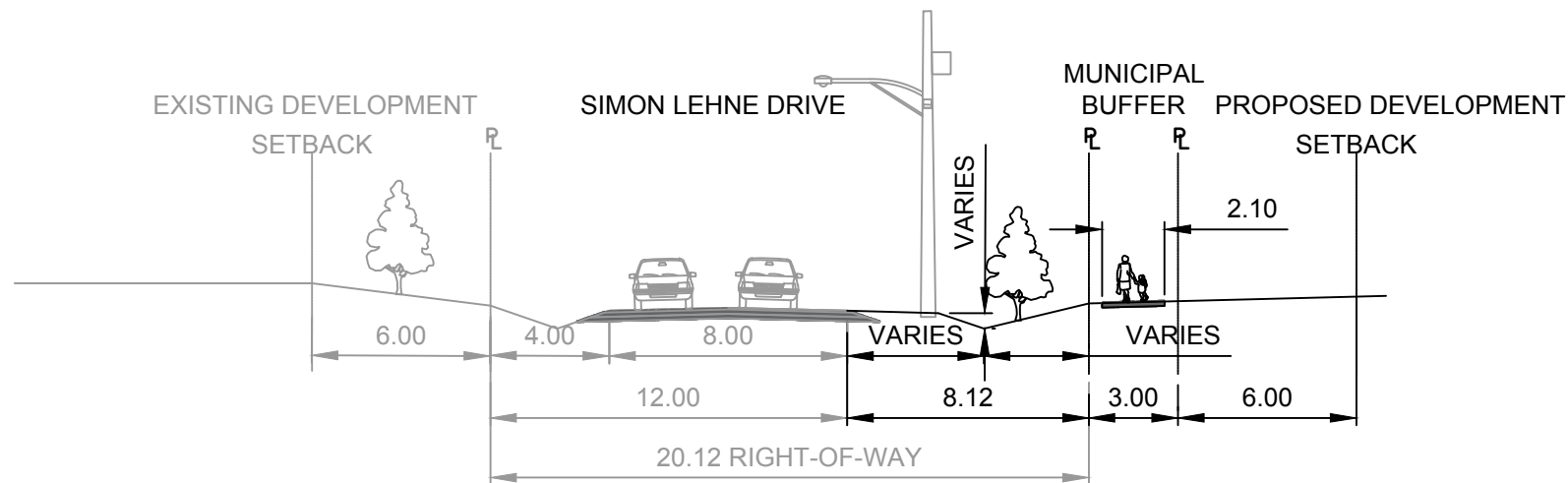
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 ISSUE-REVISION
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ROADWAY TYPICAL CROSS SECTION
NTS



HOLIDAY DRIVE CROSS SECTION
NTS



TYPICAL ROADWAY & WALKING PATH CROSS SECTION
NTS

CONSULTANT

Landworks
Civil Engineering Ltd.

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SHIPMAN SK. S0J 0H0

PROJECT MANAGER

KRISTA NAKONECHNY

PROJECT:
SPRUCE GROVE
CONCEPT PLAN

DATE: 2024-01-31

APPROVED: C. BIALOBZYSKI

CHECKED: C. BIALOBZYSKI

DRAWN BY: B. TOOTH

SCALE: AS-NOTED

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TYPICAL CROSS SECTIONS

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Appendix B

DOCP Compliance Summary

Spruce Grove Subdivision

District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake - Compliance Summary

	DOCP Policy	Compliance
<i>Part B</i>	<i>General Objectives and Policies, All Municipalities and Regions</i>	
<i>Section 3</i>	<i>Environment, Resources and Hazard Lands</i>	
3.2.3	Where subdivision or development is proposed for what Council considers may be hazard land, the applicant shall submit a report, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures.	Although the subdivision has not been considered as hazard land, a geotechnical assessment is underway to confirm the land is suitable for the proposed development and will not afflict any environmental hazards during or from the result of subdivision and lot development.
3.2.5	Council shall require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will be encouraged. Additionally, Council will require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered notes and requests from the Water Security Agency. They requested a stormwater management plan to be conducted. The final report from Landworks Civil Engineering was received by WSA and noted as follows: <ul style="list-style-type: none"> - WSA recommends future development of buildings and improvements should be limited to topographic highs and away from obvious low spots and drainage paths and/or consider mitigation measures to reduce flood risk. - The proponent is reminded that they are not to block, divert, drain, or otherwise alter natural drainage conditions without prior approval from WSA. There are no projects or complaints that will be affected by the proposed subdivision. - Water Security Agency (Rural Water Services North) has no objections to the proposed subdivision.
3.2.8	Development shall not damage or destroy any building or site deemed to be of cultural or heritage significance.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered comments and requests from the Ministry of Parks, Culture and Sport - Heritage Conservation Branch. They requested a Heritage Resource Impact (HRIA) for this project to be completed. The final report from AtHeritage Services Corp was received by the Heritage Conservation Branch and noted as follows: <i>No new or previously recorded heritage sites were observed during the heritage assessment, despite the moderate to high potential of the area. Archaeological heritage regulatory requirements for this project under The Heritage Property Act 1980 have now been completed to the satisfaction of the Heritage Conservation Branch. Note: the internal sizes/layouts of Phase 1 or 2 can be modified without further heritage review, provided the changes occur within the current external Parcel B boundaries (10.473 ha).</i>
3.2.9	Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered comments and requests from the Ministry of Environment. Their notes were as follows: <ul style="list-style-type: none"> - <i>Recent observations (2014) of Common Nighthawk. Planning around breeding bird season would be of a benefit for all bird species.</i> - <i>No additional studies or accommodations are required.</i>
3.2.11	Development shall not needlessly destroy existing trees, vegetation, or unique flora unless required for safety or property damage considerations. The Zoning Bylaw may prescribe standards and restrictions for the removal or alteration of natural vegetation in the municipality.	Existing trees, vegetation, or unique flora will only be removed for roadway, pathway, park, easement, utility construction or installation. Lot clearing will be the responsibility of the lot purchaser/homebuilder.
3.2.17	Council of The District of Lakeland shall require that site and other outdoor lighting for new residential construction incorporate principles, techniques and standards consistent with the current version of the International Dark Sky Association Lighting Code Handbook for outdoor lighting in the EI Environmental 13 North Central Lakelands Planning District Official Community Plan. Lighting Zone, as defined by the International Commission on Illumination.	A lighting plan has been designed. See Appendix I

Spruce Grove Subdivision

District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake - Compliance Summary

	DOCP Policy	Compliance
3.2.20	For the purpose of assessing environmental or resource impacts of development proposals, council may require the developer to provide a report prepared by a qualified engineering, planning or environmental professional addressing potential environmental concerns and recommending appropriate mitigation measures.	The RVCL has required a Concept Plan Report to be submitted to Council and Administration which addresses potential environmental concerns and appropriate mitigation measures, completed by Landworks Civil Engineering Ltd.
3.2.21	Wherever possible, through bylaws, servicing agreements, re-zoning agreements, and other effective means, the municipality will reinforce sound environmental practices and make land owners and developers responsible for environmental management initiatives.	The site is zoned R1 Low Density Residential. The concept drawing is in full compliance with the Zoning Bylaw. A Servicing Agreement will be negotiated between the developer and RVCL. No Re-zoning of the property is required.
Section 4	Inter-Municipal/Jurisdictional Cooperation	
4.2.1a	Any application for subdivision or rezoning within 2 km (1.25 miles) of an urban or adjacent rural municipality's corporate limits may be referred to the Council of that municipality for comments regarding the potential impact of the development on the current and future land uses of that municipality.	This subdivision is not within a 2 km radius of other municipalities.
4.2.1b	Any application for subdivision or rezoning within 2 km (1.25 miles) of the boundary of Prince Albert National Park, Candle Lake and Great Blue Heron Provincial Parks may be referred to the appropriate federal or provincial department(s) for comments.	As a requirement of the Subdivision application process, Community Planning gathered comments from various Provincial Agencies. No concerns were provided with respect to the development's proximity to the Candle Lake Provincial Park.
Section 5	Municipal Infrastructure / Services	
5.2	Municipal Servicing and Waste Management Policies	
5.2.1	All developments shall provide for: a) individual on-site water supply appropriate to the proposed use; or b) water supply from a regional water distribution system; or c) an independent communal water supply system approved pursuant to either The Public Health Act, and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act, and associated regulations.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered comments and requests from the Water Security Agency. Their notes were as follows: <i>Water supplied via private wells - if this changes contact WSA and SHA.</i>
5.2.2	All developments shall provide for: a) on-site liquid waste treatment and disposal approved pursuant to The Public Health Act and associated regulations, as administered by the Regional Health Authority; or b) an independent communal sewage collection, treatment and disposal system approved pursuant to either The Public Health Act and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act and associated regulations.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered comments and requests from the Saskatchewan Health Authority. Their notes were as follows: <i>Properties are restricted to CSA Standard B66 certified holding tanks not less than 1000gal.</i>
5.2.3	Council will consider proposals for all development on the basis that a licensed solid waste management facility is available for use by future residents or occupants of the land.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered comments and requests from the Saskatchewan Health Authority. Their request for a letter from a licensed waste removal company indicating the capacity for 94 lots to be accommodated. See the Concept Plan Appendix for this letter.
5.2.4	When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.	As a requirement of the Subdivision application process with the Provincial Government, Community Planning gathered comments and requests from Sask Power, SaskTel, and Sask Energy. Their responses are as follows: <i>SaskPower: Maintains facilities for which the Right-of-way is not required.</i> <i>SaskTel: Service wire, no objections.</i> <i>SaskEnergy: does not maintain facilities. TransGas also does not.</i>
5.2.7	Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.	A draft service agreement will be created by Administration for future negotiations between the developer and the RVCL. A Servicing Agreement is required prior to subdivision application approval by Community Planning.
5.3	Transportation Policies	

Spruce Grove Subdivision

District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake - Compliance Summary

	DOCP Policy	Compliance
5.3.4	Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.	All roads will be designed to the standards of the servicing agreement with the RVCL. The developer, Whitford Construction is a road-building company that's been operating for over 50 years. Their experience and dedication to a high-quality, long-lasting product will prove to meet or exceed the current standards of road construction.
5.4	<i>Dedicated Lands Policies</i>	
5.4.2	The Municipalities' policies for managing each respective category of dedicated land are as follows: a) Municipal Reserves in Their Natural State: These municipal reserves remain undeveloped and should exist primarily in their natural state. The Municipality will generally leave these sites as they are. The Municipality may carry out ongoing maintenance on these parcels in the form of removal of dead or damaged vegetation, removal of trash, tree pruning and the re-establishment of natural vegetation if required. b) Municipal Reserves Developed for Recreation Use: These municipal reserves have been developed by the Municipality for public recreation use and contain facilities such as picnic tables, public washroom / change-room facilities and playgrounds. The Municipalities will continue to maintain and enhance these sites and facilities for use by the public in co-operation with local cottage associations or appropriate user groups. c) Functional Buffers: These municipal reserves and buffer strips function essentially as buffers. The Municipalities may carry out ongoing maintenance on these buffers in the form of removal of dead or damaged vegetation, removal of trash, tree pruning and the re-establishment of natural vegetation if required. d) Legal Pedestrian Access (Walkways): These municipal reserves and walkways were dedicated at the time of subdivision to provide legal pedestrian access to the lakeshore. Many of these walkways have never been physically developed or used by the public. The Municipalities may carry out ongoing maintenance on these buffers in the form of removal of dead or damaged vegetation, removal of trash, tree pruning and the re-establishment of natural vegetation if required. The Municipalities may clear vegetation from a walkway and mark it with appropriate signage if deemed necessary.	See Concept Plan Section 2.5 for DOCP Compliance and Figure SK.02 for the Land Use Concept and Land Dedication.
5.4.8	An ongoing effort shall be made to identify and meet the social and recreational needs of residents and visitors.	A partnership between the RVCL and the developer is proposed to co-share on the design and development of a neighbourhood park and gathering area for nearby residents and future lot purchasers to enjoy. The combined MR1 (proposed) and R2 (existing) totals x in size. In addition to the park, designated walkways are incorporated throughout the development, to meet the social and recreational needs of residents.
Section 6	<i>Residential Land Use and Development</i>	
6.2	<i>General Residential Policies</i>	
6.2.1	The Zoning Bylaw will contain residential zoning districts to accommodate the range of existing residential uses, forms and densities that legally existed prior to the adoption of this bylaw.	This subdivision meets all requirements set forth in the RVCL Zoning Bylaw as described as R1 Low Density Residential. See Zoning Bylaw overview in the Concept Plan report.
6.2.5	Residential development shall avoid land that is prohibitively expensive for the Municipality to service.	This subdivision was intentionally designed with a primarily linear streetscape to minimize the cost of servicing waste removal, snow removal, school bus access, and emergency vehicle access. Quick access in and out of the development will provide for a reduction of pressure on public works.
6.2.6	Council will consider future residential subdivision and development in relation to its proximity to existing development and its overall compatibility with the character and layout of the surrounding community in which it is proposed.	The design of this subdivision's lot and roadway layout is in accordance with neighbouring subdivisions of Hayes and Holiday Acres so as to keep in line with the overall character of the community

Spruce Grove Subdivision

District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake - Compliance Summary

	DOCP Policy	Compliance
6.2.10	In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the site.	A site grading plan is under development and will be submitted for review and approval prior to the Servicing Agreement.
6.2.11	The Zoning Bylaw will regulate the distances of buildings or structures from the property line, the minimum space to be allowed between buildings and the property lines of the lots on which they are constructed, the maximum height of buildings or structures and the maximum coverage of a site by buildings and structures.	This subdivision meets all requirements set forth in the RVCL Zoning Bylaw as described as R1 Low Density Residential. See Zoning Bylaw overview in the Concept Plan report.
6.3	<i>Multiple Lot Subdivision</i>	
6.3.1	<p>Locational Guidelines</p> <p>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:</p> <ul style="list-style-type: none"> a) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route; b) Near power, natural gas and telephone lines of sufficient capacity to handle such development; c) So that adequate police and fire protection can be conveniently provided; d) With direct access from an existing or proposed municipal road; and e) To protect or enhance existing critical wildlife habitat. 	<p>In terms of proximity to essential services, the subdivision is within 40 km of an elementary and high school with sufficient capacity to accommodate the anticipated increase in enrolment. It's placement along an existing school bus route ensures efficient student transportation.</p> <p>The subdivision is positioned near the following infrastructure, including power, natural gas, and telephone lines and its accessibility from existing and proposed municipal roads ensures seamless connectivity while facilitating convenient access for both emergency services and daily commuting.</p> <p>By maintaining a portion of green spaces and park areas, the design contributes to the protection of existing wildlife habitats, aligning seamlessly with the policy's conservation objectives.</p>
6.3.2	In order to minimize conflict between multiple-lot residential subdivisions and other development, multiple-lot residential subdivisions shall not be located: 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 area.	As a requirement of the Subdivision application process, Community Planning gathered comments and requests from the Ministry of Parks, Culture and Sport and no concerns were submitted.
6.3	<i>Development and Design</i>	
6.3.4.a	Phasing: A maximum of three multiple lot residential subdivisions in developmental stages will be allowed at any point in time. Multiple lot residential subdivisions with less than 75% completed residential construction will be considered to be in a developmental stage. However, if 75% of available lots in one or more of those three subdivisions does not have completed residential construction and Council is of the opinion that development is lagging because the developer or land owner is holding land vacant or is encountering difficulty with financing the development, then that subdivision may be deemed to not be in a developmental stage by Council.	There currently aren't any other multiple-lot residential subdivisions in the development stage within the boundaries of RVCL.
6.3.4.b	<p>Concept Plan: Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire development area and submission of supporting documentation, where appropriate, as follows:</p> <ul style="list-style-type: none"> i. Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval. ii. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal. iii. The initial concept plan shall provide an integrated layout for the total residential subdivision development envisioned, showing road layout and access to external municipal roads, phasing of development, and public access to shoreline areas and dedicated lands, as appropriate. <p>Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and with all applicable policies in this Development Plan will be permitted without acceptance of a revised concept plan by Council.</p>	A geotechnical assessment is being conducted by P. Machibroda Engineering Ltd. and engineering reports conducted by Landworks Civil Engineering Ltd. address stormwater management, water supply, and sewage disposal. The concept plan also provides an integrated, phased layout of the development. See Appendix for noted reports and plans.

Spruce Grove Subdivision

District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake - Compliance Summary

	DOCP Policy	Compliance
6.3.4.c	<p>i. Water:</p> <ul style="list-style-type: none"> a. each site in the development area shall have its own independent water system; or b. each site in the development area will be connected to a Regional Water Distribution system; or c. each site in the development area will be serviced with an independent communal water supply system approved pursuant to either The Public Health Act and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act and associated regulations. 	Each site will be supplied with a private well or water holding tanks as approved by the Water Security Agency.
6.3.4.c	<p>ii. Sewer:</p> <ul style="list-style-type: none"> a. each site in the development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or b. each site in the development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either The Public Health Act and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act and associated regulations. c. Except as required in The Public Health Act the Municipality will not be responsible for the operation of communal sewage treatment and disposal systems. 	Each site will have its own independent sewage holding tank as approved by the Saskatchewan Health Authority.
6.3.4.c	<p>iii. Solid Waste</p> <p>Council will consider a proposed development on the basis that a licensed solid waste management facility is available for use by future residents.</p>	A letter from a local sewage disposal company acknowledges the capacity to provide this service for the proposed lot owners.
23.4	<i>Subdivision and Rezoning Application Review</i>	
23.4.1	<p>When considering applications to rezone, subdivide, and develop land, Council shall have regard to the following concerns:</p> <ul style="list-style-type: none"> a) Conformity with the DOCP goals, objectives, and policies, and the development standards of the Zoning Bylaw. b) Negotiated the terms of a servicing agreement with the applicant, if required, in accordance with the provisions of the Act. c) The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives, and policies. d) The effect of the proposed development on other municipal interests such as municipal reserve and recreational areas. e) Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions. f) Determined its wishes with respect to the dedication of public lands. 	Council will have an opportunity to provide their acceptance through a council resolution of this proposed subdivision based on the findings of this report which illustrates the full compliance of this development with all existing policies and regulations.

Spruce Grove Subdivision

District Official Community Plan | North Central Lakelands Planning District BYLAW No. 12 of 2013 Resort Village of Candle Lake - Compliance Summary

	DOCP Policy	Compliance
23.4.3	<p>The Council may require an owner or applicant to undertake, at the applicants cost, any studies deemed necessary by the Council prior to considering sub-division, rezoning, or discretionary use proposals. These studies may include, but are not limited to:</p> <p>a) Environmental Site Assessment, conforming to the Canadian Standards Association (CSA) Standard Z768-94. The cost of the environmental site assessment shall be entirely the responsibility of the owner or applicant. Council's decision regarding the requirement for an Environmental Site Assessment shall be based on:</p> <ul style="list-style-type: none"> - Knowledge of past industrial or commercial use of the site; - Potential for future uses to be sensitive to the effects of pollution or to be used by children or the elderly, who are particularly sensitive to the effects of pollution; and - Any other reason that Council may have to require some assurance that a property is environmentally suitable for the proposed use. <p>b) Professional traffic study to address issues including: parking, circulation, highway access, emergency access, and impact of traffic, noise, dust, etc. on adjacent residential areas. Council's decision regarding the requirements for a traffic study shall be based on:</p> <ul style="list-style-type: none"> - Knowledge of existing traffic concerns in the immediate area; - Access to the proposed development or use being via a local road, through a residential area; or - Any other reason causing Council to have concern about potential traffic needs or effects. 	<p>Concept Plan Report includes: Development Area</p> <ul style="list-style-type: none"> • Plan Integration with Existing Community • Policy and Regulatory Compliance • Heritage Screening and Biophysical Review - Heritage Resource Impact Assessment Servicing Concept • Existing Ground Conditions - Geotechnical Assessment • Storm Water Management - Stormwater Management Plan, Grading Plan • Water & Wastewater Planning • Open Space Planning <p>Community Engagement</p> <ul style="list-style-type: none"> • Community Information Session & Online Public Survey
23.5	<i>Planning District Commission Review</i>	
23.5.2	<p>Council shall refer the following development applications to the North Central Lakelands Planning District Commission (NCLPDC) for its review and recommendations:</p> <p>a) all applications for re-zoning;</p> <p>b) all applications for amendment to the District Official Community Plan;</p> <p>c) all applications for subdivision proposing:</p> <ul style="list-style-type: none"> i. more than 5 residential lots; ii. a new lot for industrial or commercial use; and <p>d) any other planning or development related matter that the municipality determines may require consideration by the Commission.</p>	<p>Upon a Council Resolution reflecting acceptance of this proposed subdivision, NCLPDC will be responding to Community Planning with their comments and recommendations.</p>
23.5.5	<p>Development Levies: In accordance with Section 169 of The Planning and Development Act, 2007, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development.</p>	<p>To be established in the Servicing Agreement</p>
23.7	<i>Public Consultation</i>	
23.7.2	<p>a) Council shall undertake public consultation in accordance with the provisions of Part X of The Act for any bylaw proposing to amend the DOCP or Zoning Bylaw.</p> <p>b) Council may provide opportunities for public participation, including additional advertisement of proposals, beyond those required by The Act.</p> <p>c) The Council of the Resort Village of Candle Lake will endeavour to present proposals for subdivision or rezoning to the public during the summer period (May 01 to the first Monday of November) to invite public input. Alternatively, proposals may be considered at any time of the year provided a written notice has been distributed by mail to all assessed owners of land located within 400 meters of the proposed development.</p>	<p>An Information Event is being hosted by the developer on August 26, 2023 at the RVCL community hall from 9 am - 2 pm whereby a survey will be available for residents and visitors to provide feedback and ideas.</p>

Appendix C

Authorities Having Jurisdiction Correspondence

Letter from Community Planning | July 28, 2023

A copy of the application has been sent to, and the request of comments have been received by the following:

{email sent from Community Planning on July 28, 2023 to all affected agencies and authorities}

Resort Village of Candle Lake

NW ¼ Section 17-55-22-W2M

Proposed Lots 1-5, Block 108

Proposed Lots 1-10, Block 109

Proposed Lots 1-16, Block 110

Proposed Lots 1-8, Block 111

Proposed MR1

Proposed Remainder of Parcel B Plan No. 70PA03321

Our File: SUBD-000828-2022

Surveyor File: PA221866

Good Morning

It has been 246 days since the first correspondence on this file. As an update to the above-mentioned application, we have received comments from the following agencies:

We have received comments from the following:

- *The Ministry of Education: No concerns.*
- *The Ministry of Environment: Recent observations (2014) of Common Nighthawk. Planning around breeding bird season would be of a benefit for all bird species.*
- *Saskatchewan Health Authority: Properties are restricted to CSA Standard B66 certified holding tanks not less than 1000gal.*
- *Water Security Agency: 1:500 EPWL is 495.7m. MBE is 496.2m.*
- *Water Security Agency, Drinking Water & Wastewater Division: Water supplied via private wells - if this changes contact WSA and SHA.*
- *Water Security Agency (regarding Stormwater Management Plan):*
 - *WSA recommends future development of buildings and improvements should be limited to topographic highs and away from obvious low spots and drainage paths and/or consider mitigation measures to reduce flood risk.*

- *The proponent is reminded that they are not to block, divert, drain, or otherwise alter natural drainage conditions without prior approval from WSA. There are no projects or complaints that will be affected by the proposed subdivision.*
- *Water Security Agency (Rural Water Services North) has no objections to the proposed subdivision.*
- *SaskPower: Maintains facilities for which the Right-of-way is not required.*
- *SaskTel: Service wire, no objections.*
- *SaskEnergy: does not maintain facilities. TransGas also does not.*
- *North Central Lakelands District Planning Commission: That the North Central Lake/ands Planning District Commission has no concerns with the application regarding Whitford SUBD-000828-2022: RV of Candle Lake. Subject to the developer meeting or addressing the concerns raised by the Member Municipality the Resort Village of Candle Lake.*
- *We continue to await responses from:*
- *The Resort Village of Candle Lake – Deadline for Comments: September 15, 2023*

By copy of this email, we are requesting updates on their review so we can move this application forward.

Regards,

Derek J. Vangool

Government of Saskatchewan

Planning Consultant

Community Planning

Ministry of Government Relations

June 12, 2023

Our files: 22-1392 & 23-262

Clint Whitford
Whitford Construction Ltd.
Box 10
SHIPMAN SK S0J 2H0
Email: whit.co@hotmail.com
Phone: 306.426.2426

Dear Clint Whitford:

**RE: Resort Village of Candle Lake – Residential/Cottage Subdivision
Portion of NW ¼ Section 17-55-22-W2M
Existing Parcel B, Plan 70PA03321 (10.473 ha):
Phase 1 (4.578 ha) (HCB File 22-1392)
Future Phase 2 - Remainder of Parcel B (5.895 ha) (HCB File 23-262)
HERITAGE RESOURCE IMPACT ASSESSMENT - RESULTS**

Please be advised we received (June 6, 2023) the final report from AtIheritage Services Corp., on the heritage resource impact assessment (HRIA) of this project completed under Investigation Permit #23-016.

An HRIA was required for the 4.578 ha Phase 1 subdivision (Community Planning file SUBD-000828-2022) under Heritage File 22-1392. While completing the HRIA requirement, the developer chose to add the 5.895 ha remainder of existing Parcel B to the HRIA assessment. The 5.895 ha future Phase 2 was assigned Heritage File 23-262 for tracking purposes. The HRIA assessment under Permit #23-016 included all of Parcel B (Plan 70PA03321, 10.473 ha).

No new or previously recorded heritage sites were observed during the heritage assessment, despite the moderate to high potential of the area. Archaeological heritage regulatory requirements for this project under *The Heritage Property Act 1980* have now been completed to the satisfaction of the Heritage Conservation Branch. Note: the internal sizes/layouts of Phase 1 or 2 can be modified *without further heritage review*, provided the changes occur within the current external Parcel B boundaries (10.473 ha).

...2

Clint Whitford
Page 2
June 12, 2023

Thank you for your continuing assistance and support in preserving Saskatchewan's archaeological heritage.

Sincerely,



Kim Cloutier
Assistant Director, Archaeology and Heritage Management

c. Derek Vangool, Community Planning (SUBD-000828-2022), Ministry of Government Relations
Matthew Rustad (Meridian Surveys, Surveyor File: PA221866)

Appendix D

Heritage Resource Impact Assessment



atlheritage
SERVICES CORP



Atlheritage Services Corp. Unit 10- 3810 Burrton Avenue Saskatoon, SK S7P 0E4

HERITAGE RESOURCES IMPACT ASSESSMENT

RESORT VILLAGE OF CANDLE LAKE

Residential/Cottage Subdivision in Portions of NW 17-55-22 W2M

Permit No.	23-016
HCB File Nos.	22-1392 and 23-262
Atlheritage File No.	AH23006
Report Version	Final
Date	June 6, 2023

EXECUTIVE SUMMARY

Atlheritage Services Corp. (Atlheritage) completed the Heritage Resources Impact Assessment (HRIA) requirement for a proposed residential/cottage subdivision located in the Resort Village of Candle Lake in portions of NW 17-55-22 W2M (the Project) (HCB File Nos. 22-1392 and 23-262). The HRIA was completed on May 11th, 2023, under Archaeological Resource Investigation Permit No. 23-016. No archaeological sites were discovered in conflict with the Project.

Based on the results of the HRIA, Atlheritage has no recommendations for further archaeological work. It is recommended that the Whitford Construction be provided with regulatory approval as per Section 63 of *The Heritage Property Act* for their proposed residential/cottage subdivision located in the Resort Village of Candle Lake in Parcel B (Phases 1 [4.578 ha] and 2 [5.895 ha]) in NW 17-55-22 W2M (HCB File Nos. 22-1392 and 23-262). This report fulfills the permitting requirements for this HRIA (Permit No. 23-016).

PROJECT CREDITS

Project ManagerMike Markowski, M.A.

Permit HolderPaul Thomson, M.A.

Field AssistantMike Markowski, M.A.

Report AuthorsPaul Thomson, M.A.

.....Cara Baldwin, B.Comm., MSEM, B.A., M.A. Candidate

Senior ReviewMike Markowski, M.A.

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Open mixed forest located in Phase 1 of proposed subdivision development in NW
17-55-22 W2M. 11

Photo 2: Stratigraphic profile of shovel test A01. 17

Photo 3: View north towards a modern fort in NW 17-55-22 W2M. 18

1.0 INTRODUCTION

Whitford Construction Ltd. is proposing to develop a residential/cottage subdivision located in the Resort Village of Candle Lake in portions of NW 17-55-22 W2M (the Project). The Project was reviewed for heritage concerns by the Heritage Conservation Branch (HCB) (HCB File Nos. 22-1392 and 23-262). There are no known archaeological sites in conflict with the Project; however, several archaeological sites have been recorded nearby on similar terrain (HCB File Nos. 22-1392 and 23-262). Based on the potential to impact archaeological sites, the HCB required a HRIA for the proposed residential/cottage subdivision in portions of NW 17-55-22 W2M (HCB File Nos. 22-1392 and 23-262).

Atlheritage Services Corp. (Atlheritage) completed the HRIA requirements under Archaeological Resource Investigation Permit No. 23-016 issued to Paul Thomson (Atlheritage, Archaeologist). The HRIA was completed on May 11th, 2023, in snow and frost-free conditions. No archaeological sites were discovered in conflict with the Project.

This report documents the results of the HRIA. The HRIA requirements are addressed in Section 2.0, a description of the Project and local environment is discussed in Section 3.0. A general discussion regarding the methodology used to complete the HRIA requirement is reviewed in Section 4.0. The results of the HRIA are included in Section 5.0, recommendations are found in Section 6.0 and closure to the HRIA is in Section 7.0. All references cited in this report are presented in Section 8.0. All of the excavated shovel test locations are documented in Appendix A and survey plans are found in Appendix B.

2.0 HERITAGE RESOURCE REVIEW

The Heritage Property Act (Part III and IV, s.59, s.63, s.66) outlines the key provisions for protecting heritage resources in Saskatchewan (Government of Saskatchewan, 1980). The legislation states that heritage resources include Precontact Period and Historic Period archaeological sites, built heritage sites and structures of historical and/or architectural interest and palaeontological sites. Heritage Resources are regarded as a public resource; however, all heritage resources (e.g., artifacts) are the property of the Provincial Crown and are protected under *The Heritage Property Act* (s.66). Any person or corporation who contravenes any provision of *The Heritage Property Act* is guilty of an offence and liable on summary conviction of a fine, imprisonment, or both (Government of Saskatchewan, 1980).

The HCB's (Government of Saskatchewan – Parks, Culture and Sport) Archaeological Resource Management Section focuses on land and resource development review, HRIAs, permitting and managing the Saskatchewan Archaeological Site Inventory. To streamline the Heritage Resource Review process, the HCB has developed screening criteria for identifying archaeologically sensitive lands in Saskatchewan.

For any proposed land use or development project the HCB relies on two primary factors to determine if the land use or development project will trigger an HRIA as per s.63 of *The Heritage Property Act*:

- The presence of previously recorded archaeological sites.
- The heritage resource potential (or sensitivity) of the development area.

Important secondary factors include:

- The nature and extent of previous land disturbance (including cultivation).
- The nature and scope of new land alteration.

This information is taken into consideration with additional screening criteria developed specifically for southern Saskatchewan (grasslands, southern parklands); and northern Saskatchewan (northern parklands, boreal forest) (Heritage Conservation Branch, 2005).

2.1 Subdivision in Portions of NW 17-55-22 W2M

A proposed residential/cottage subdivision located in the Resort Village of Candle Lake was reviewed by the HCB for heritage concerns (HCB File Nos. 22-1392 and 23-262). The Project area is located in a forested area approximately 100 m east of the shoreline of Candle Lake and approximately 250 m west of an unnamed waterbody (HCB File Nos. 22-1392 and 23-262). There are no known archaeological sites in conflict with the Project, however, several archaeological sites have been recorded nearby (HCB File Nos. 22-1392 and 23-262).

Based on the heritage concerns identified, the HCB required a HRIA for Phase 1 of the proposed subdivision development in portions of NW 17-55-22 W2M with the stipulation that if Phase 2 will be developed that it will require an additional HRIA review (HCB File No. 22-1392). The Developer requested that Phase 2 is also part of the HRIA requirement.

Atlheritage applied for the archaeological resources investigation permit for both Phase 1 and Phase 2 of the proposed subdivision development. The HCB had previously issued HCB File No. 22-1392 for Phase 1, while HCB File No. 23-016 was issued for Phase 2 for tracking purposes. Phases 1 and 2 are part of Parcel B (PLAN 70PA03321) in NW 17-55-22 W2M (HCB File Nos. 22-1392 and 23-262) (Appendix B).

3.0 PROJECT DESCRIPTION

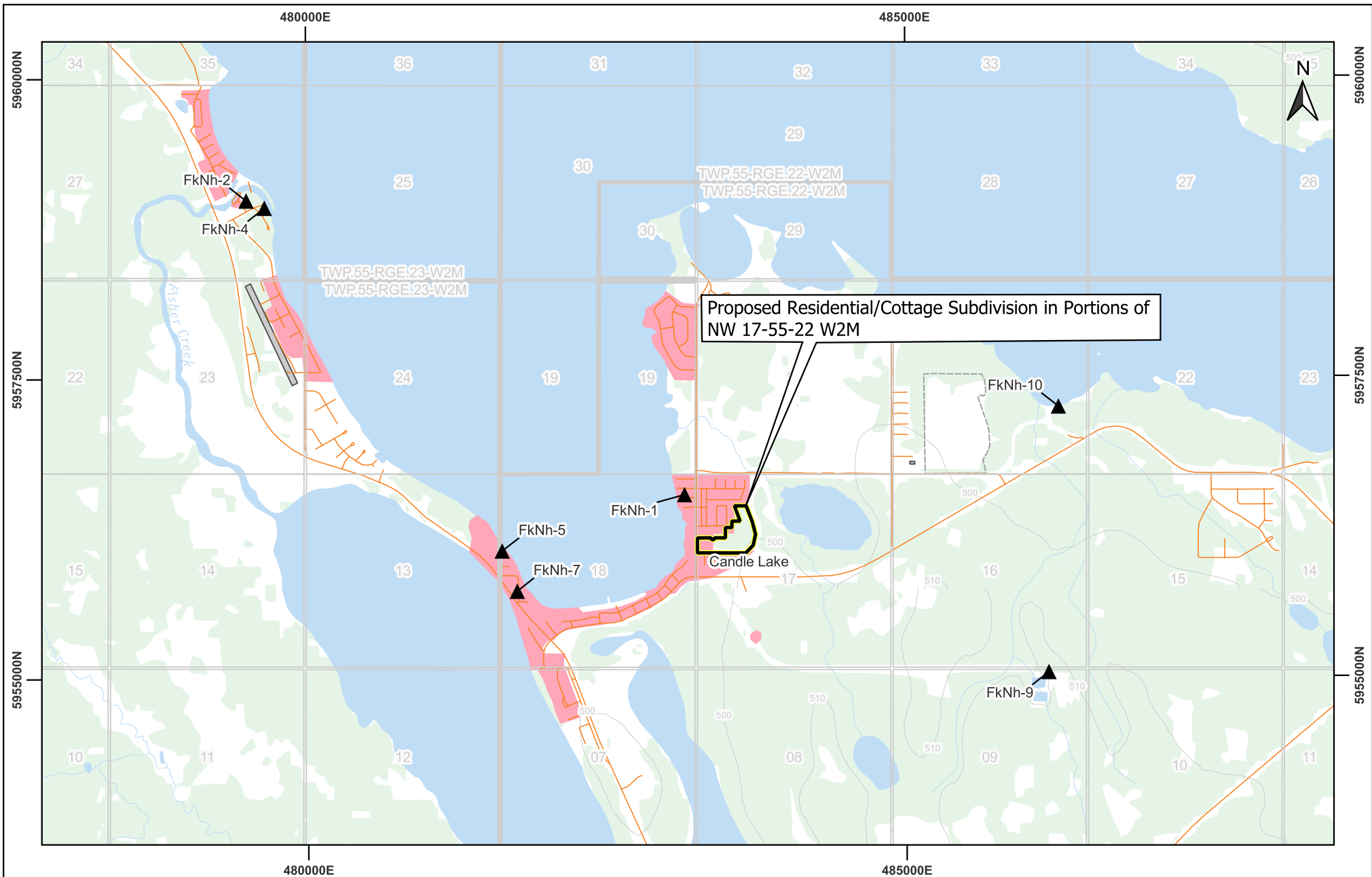
The Project area is located in the Mid-Boreal Uplands Ecoregion in north-central Saskatchewan (Acton, et al., 1998) (Figure 1). The subdivision development is located along the eastern/southeastern extent of the Resort Village of Candle Lake in portions of NW 17-55-22 W2M (Figure 1).

3.1 Subdivision in Portions of NW 17-55-22 W2M

Whitford Construction's proposed residential/cottage subdivision development includes Phase 1 and Phase 2 totalling approximately 10.4 ha in size (Figure 2; Appendix B). The Project area is located in Parcel B in NW 17-55-22 W2M with the development divided into Phase 1 (4.578 ha) and Phase 2 (5.895 ha) (Appendix B).

Phase 1 (4.578 ha) consists of Block 108 (Lots 1-5), Block 109 (Lots 1-10), Block 110 (Lots 1-16), Block 111 (Lots 1-8), Municipal Reserve 1, as well as Municipal Buffer Strips 1 and 2 (Appendix B). Phase 2 (5.895 ha) consists of Block 111 (Lots 9-27), Block 112 (Lots 1-12), Block 113 (Lots 1-7), Block 114 (Lots 1-17), and Municipal Buffer Strips 3 through 7 (Appendix B). The subdivision will be accessed by existing roads to the south, west, north, and east via Holiday Drive, Simon Lehne Drive, Pine Place, Andrews Avenue, Birch Street, and Poplar Street (Appendix B). Birch Street and Poplar Street will be developed through the middle of the subdivision while additional streets will be constructed including Tamarack Drive, Jack Pine Drive, Diamond Willow Lane, Black Spruce Cove, and Birch Cove (Appendix B).

Ground disturbance activities associated with the subdivision development include tree clearing, leveling the terrain, road build-up, landscaping, construction of residences (cabins/houses), garages, and outbuildings (i.e., sheds). Utilities (i.e., water, power, gas) will also be required to be installed, which typically occurs after the subdivision is developed and while residential lots are sold.

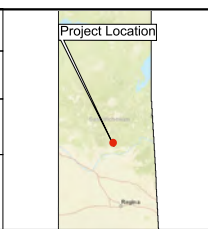


MAY 2023

AH23006

SCALE 1:50,000

0 0.5 1
Kilometres
(ALL LOCATIONS APPROXIMATE)



- Project Area
- Area Assessed
- Known Heritage Resource
- Contour

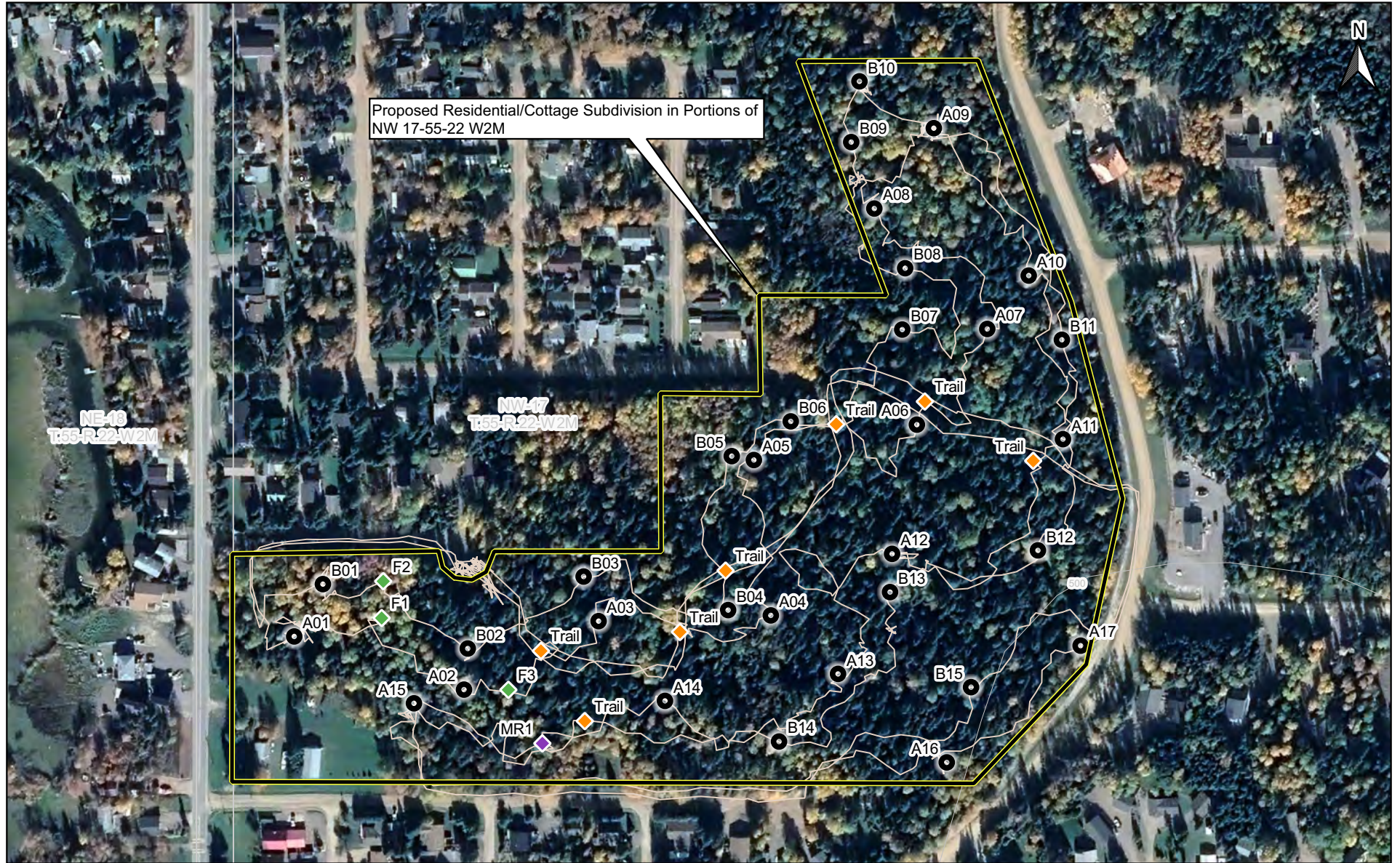


Projection: NAD 1983 UTM Zone 13N, NTS Map Sheets 73 H/11 and 73 H/14.
Data Sources: Toporama, 2020, Information Services Corporation, 2020, Canvec, 2020.

OVERVIEW MAP

**PROPOSED RESIDENTIAL/COTTAGE
SUBDIVISION IN PORTIONS OF
NW 17-55-22 W2M
(PERMIT NO. 23-016)**

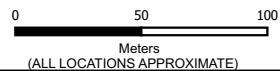
FIGURE 1



MAY 2023
 AH23006
 SCALE: 1:3,500



- Project Area
- Area Assessed
- Negative Shovel Test
- Modern Fort
- Recreational Trail
- Modern Refuse
- Tracks
- 1:50,000 Contour Line



Projection: NAD 1983 UTM Zone 13N. NTS Map Sheets 73 H/11 and 73 H/14.
 Data Sources: CANVEX, 2020. Information Services Corporation, 2020. Image Source: Esri, Maxar, Earthstart Geographics, and the GIS User Community. Image Date: January 24, 2023.

DETAIL MAP

PROPOSED RESIDENTIAL/COTTAGE
 SUBDIVISION IN PORTIONS OF NW 17-55-22 W2M
 (PERMIT NO. 23-016)

FIGURE 2

3.2 Local Environment

The Project area is located in undulating boreal forest terrain with small poorly-defined knolls (Figure 1). Native vegetation consists of jack pine, white spruce, balsam fir, trembling aspen, white birch, wild rose, moss, and short grasses (Photo 1). Phase 1 within the Project area consists of an open mixed forest, while Phase 2 is comprised predominately of a mature dense coniferous forest with abundant deadfall (Appendix B). Candle Lake is located approximately 100 m west from the Project area (Figure 1).



Photo 1: View east from shovel test A01 from westernmost portion of Project area. Note: Open mixed forest located in Phase 1 of proposed subdivision development in NW 17-55-22 W2M.

4.0 METHODOLOGY

Effective methodology is essential for completing an HRIA. An understanding of the general archaeology and previous archaeological research (including information on known archaeological sites) provides the archaeologist with important background information. This information may increase archaeological site discovery, interpretation of archaeological sites and the overall effectiveness of the field assessment. In addition, standard field assessment methodology and good judgement allows the archaeologist to adequately assess the Project area during the field assessment.

4.1 Previous Archaeological Research

The HCB's Saskatchewan Archaeological Site Inventory was reviewed for information regarding the types of archaeological sites recorded in the Project area. Typically, Saskatchewan Archaeological Resource Record (SARR) and SARR Update forms are requested for all previously recorded archaeological sites within a 1 km radius of the Project. In addition, previously completed HRIA Permit Reports are available on request. These reports often contain important information (i.e., photos) that is not typically included the SARR or SARR Update forms.

Known heritage resources were reviewed within a 2 km radius of the Project area (NTS Map Sheet: 62 L/09). A total of 3 known heritage resources (archaeological sites) have been recorded in this area and are discussed in Table 1 (Figure 1). Site types include a Recurrent Feature (n=1), an Artifact Scatter (n=1), and a Single Feature (n=1) (Table 1). Archaeological site FkNh-1 dates to the Historic Period while FkNh-5 and FkNh-7 date to the Precontact Period (Table 1).

Table 1: Known Heritage Resources within a 2 km radius of the Project Area

<i>Borden No.</i>	<i>Site Type</i>	<i>Period/Cultural Affiliation</i>	<i>Permit No.</i>
FkNh-1	Recurrent Feature	Historic	74-000
FkNh-5	Artifact Scatter	Precontact	75-000
FkNh-7	Single Feature	Precontact	75-000

Archaeological site FkNh-1 is the closest known archaeological site to the Project area, located approximately 350 m north/northwest (Figure 1). The site was reported in 1974 and consists of two cellar depressions (Saskatchewan Archaeological Resource Record, 1974). The cellar depressions have been interpreted as a church and a trading store (Saskatchewan Archaeological Resource Record, 1974). No shovel tests were excavated at FkNh-1 to determine if buried components are present.

4.2 Field Assessment

The purpose of the field assessment is to determine if heritage resources are in conflict with the Project prior to any further development. Field assessment methodology generally consists of a combination of pedestrian reconnaissance and the excavation of subsurface shovel tests (Saskatchewan Ministry of Tourism, Parks, Culture and Sport, 2008; Burke & Smith, 2004; Ruppé, 1966). In winter conditions (i.e., ground frost) shovel tests may be required to be excavated using a combination of a shovel/pickaxe and/or through mechanical methods using heavy equipment like a back-hoe. Pedestrian reconnaissance allows the archaeologist to identify surface features (e.g., stone circles, stone cairns, cellar depressions), artifacts exposed on the surface, inspect subsurface exposures (e.g., tree throws, trails, cut-banks) and to identify areas considered to have high heritage potential.

Surface visibility can vary from excellent (e.g., short native grasses, cultivated field) to poor (e.g., tall grasses, organic deposits observed in treed environments) depending on topography, location and time of year (e.g., winter conditions – snow covered). Despite the level of surface visibility, artifacts and features may be buried due to erosional factors (e.g., wind and water) and soil deposition throughout the last 10,500 years (Schiffer, et al., 1978).

For this reason, it is almost always necessary to compliment pedestrian reconnaissance with the excavation of shovel test within the Project area. This is especially vital in areas with poor surface visibility, such as those covered by thick vegetation (e.g., trees, shrubs, tall grasses) or in areas in proximity to known archaeological sites (Chartkoff, 1978; Lovis, 1976).

Shovel tests typically measure 40 cm by 40 cm and are excavated until subsoil or glacial till is encountered which can range in depth from 5 cm DBS to 60 cm DBS. In areas where greater deposition has occurred (e.g., sand dune terrain, valleys), heavy equipment may be necessary to determine if deeply buried archaeological sites are present. In general, the likelihood of discovering a small site and buried artifacts is improved when the frequency of shovel tests is increased (McManamon, 1984; Meyer, 1983).

If an archaeological site is discovered, the location size, boundaries, function, and significance of the site are determined through the excavation of detailed test and pedestrian reconnaissance (Burke & Smith, 2004; Fladmark, 1978). Atlheritage bases the archaeological site's geographic location (UTM coordinates NAD 83) off a central location (if multiple features and/or artifacts are discovered) using a feature (e.g., stone circle, stone cairn) or the location where the artifact was discovered. An archaeological site's UTM coordinates are recorded using a hand-held Global Positioning Satellite (GPS) unit. Instead of shovel tests, which are used for site discovery, detailed tests measuring 50 cm by 50 cm are systematically excavated to determine the extent of the site. All excavated soils are screened through a quarter-inch (6 mm) wire mesh, increasing the recovery rate of artifacts.

If artifacts are discovered on the surface during an HRIA and are not identified as a tool (e.g., lithic debitage), they are recorded and left *in-situ*. All artifacts discovered *in-situ* (e.g., in a shovel test or detailed test) are collected. Surface and/or buried features that are discovered in conflict during the HRIA are typically detailed tested, photographed, and mapped in detail. If the archaeological site (including cultural materials and/or features) is considered significant, or if the site is located immediately adjacent to the project area, the site or features nearest to the project area will be staked and flagged using surveyor lathe and hazard identification flagging tape for avoidance.

Artifacts collected during the HRIA will be further analyzed by AtIheritage. All collected artifacts will be catalogued and prepared according to the Royal Saskatchewan Museum's (RSM) requirements and are required to be submitted to the RSM by December 31st, 2023. An artifact catalogue and photographs of all significant artifacts (e.g., stone tools, maker's marks) will be documented and discussed in the report.

5.0 FIELDWORK RESULTS

Atlheritage completed the HRIA requirements for the proposed residential/cottage subdivision in the Resort Village of Candle Lake located in portions of NW 17-55-22 W2M. The HRIA was completed under Archaeological Resource Investigation Permit No. 23-016 on May 11th, 2023. The results of the HRIA are discussed below.

5.1 Subdivision in Portions of NW 17-55-22 W2M

The proposed subdivision development was assessed using a combination of pedestrian reconnaissance and the excavation of shovel tests (Figure 2; Appendix A). Pedestrian reconnaissance transects were completed throughout the Project area (Figure 2; Appendix B). Transects were spaced approximately 40 to 50 m apart and were walked in a zig-zag pattern to maximize surface coverage and increase the potential to discover archaeological sites (Figure 2).

A total of 32 shovel tests were excavated during the HRIA to determine if buried artifacts, features, and/or paleosols were present (Figure 2). The locations of the excavated shovel tests (n=32) were systematically excavated at approximately 80 m to 100 m apart. The general stratigraphy observed from the excavated shovel tests is summarized below (Photo 2):

- 0 cm to 10 cm duff;
- 10 cm to 15 cm grey sandy clay loam (fine grain); and,
- 15 cm to 40 cm brown sandy clay.

All shovel tests were excavated to a maximum depth of 40 cm DBS. No paleosols were discovered. All excavated back-dirt was closely trowelled through for artifacts.



Photo 2: Stratigraphic profile of shovel test A01.

Moderate surface visibility was noted throughout the forested area, while excellent surface and subsurface visibility was observed along the existing recreational trails within the Project area due to heavy foot traffic (Figure 2). Three modern forts (children’s forts) with modern garbage (e.g., glass bottle) were observed in Phase 1 indicating contemporary use of the area (Photo 3; Figure 2). In addition, modern refuse consisting of a boat trailer and tires were observed in Phase 1 (Figure 2). Tree throws were also closely inspected throughout the Project area for artifacts.

No archaeological sites were discovered in conflict with the proposed subdivision development in portions of NW 17-55-22 W2M. Based on the results of the HRIA, there are no recommendations for further archaeological work to be completed for Phase 1 and Phase 2 of the residential/cottage subdivision development in NW 17-55-22 W2M (Appendix B).



Photo 3: View north towards a modern fort in NW 17-55-22 W2M.

6.0 SUMMARY AND RECOMMENDATIONS

A HRIA was completed for a proposed residential/cottage subdivision in the Resort Village of Candle Lake in portions of NW 17-55-22 W2M. The HRIA was completed on May 11th, 2023, under Archaeological Resource Investigation Permit No. 23-016. A summary of the HRIA is included in Table 2.

Table 2: Summary of Heritage Resources Impact Assessment (Permit No. 23-016)

<i>Project</i>	<i>HRIA Results</i>	<i>Recommendation</i>
Whitford Construction Ltd. Residential/Cottage Subdivision in the Resort Village of Candle Lake in Parcel B (Phases 1 and 2) in NW 17-55-22 W2M	<p>Pedestrian reconnaissance and the excavation of 32 shovel tests within the Project area.</p> <p>No archaeological sites were discovered in conflict within the Project area.</p>	<p>No recommendations for further archaeological work.</p> <p>Heritage clearance is recommended for Parcel B (Phases 1 and 2) in NW 17-55-22 W2M of the proposed residential/cottage subdivision development.</p>

It is recommended that the Whitford Construction be provided with regulatory approval as per Section 63 of *The Heritage Property Act* for their proposed residential/cottage subdivision located in the Resort Village of Candle Lake in Parcel B (Phases 1 [4.578 ha] and 2 [5.895 ha]) in NW 17-55-22 W2M (HCB File Nos. 22-1392 and 23-262). This report fulfills the permitting requirements for this HRIA (Permit No. 23-016). If Project plans are altered, or if heritage resources are discovered during construction, immediately notify Atlheritage (306.242.2822) and/or the HCB (306.787.2817). If human remains are discovered during construction activities, the Proponent is required to immediately contact the local RCMP detachment and the HCB.

7.0 CLOSURE

The results of the HRIA are discussed in this report. Following the HCB's approval and receipt of the Permit Report, the HCB will issue a Heritage Clearance Letter for this Project. On behalf of Atlheritage, thank-you for adhering to *The Heritage Property Act* and your role in protecting and preserving Saskatchewan's heritage.

If you have any questions regarding this HRIA, please contact Atlheritage.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paul Thomson".

Paul Thomson, B.A. (hon.), M.A.
Archaeologist

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APPENDIX A: Shovel Test Locations

Shovel Test Locations
Residential/Cottage Subdivision in the Resort Village of Candle Lake
in Parcel B - NW 17-55-22 W2M

Shovel Test Location	Zone (NAD 83)	Easting	Northing
A01	13U	483290	5956114
A02	13U	483382	5956084
A03	13U	483456	5956121
A04	13U	483550	5956124
A05	13U	483541	5956209
A06	13U	483630	5956228
A07	13U	483668	5956280
A08	13U	483607	5956345
A09	13U	483639	5956389
A10	13U	483691	5956309
A11	13U	483709	5956220
A12	13U	483616	5956157
A13	13U	483586	5956092
A14	13U	483492	5956078
A15	13U	483355	5956077
A16	13U	483645	5956044
A17	13U	483718	5956107
B01	13U	483305	5956142
B02	13U	483384	5956107
B03	13U	483448	5956146
B04	13U	483526	5956127
B05	13U	483529	5956211
B06	13U	483561	5956230
B07	13U	483622	5956280
B08	13U	483623	5956313
B09	13U	483594	5956382
B10	13U	483599	5956415
B11	13U	483709	5956274
B12	13U	483695	5956159
B13	13U	483615	5956137
B14	13U	483554	5956056
B15	13U	483659	5956085

APPENDIX B: Survey Plans

Appendix E

Spruce Grove - Park Concept Plan

Spruce Grove

PARK CONCEPT PLAN

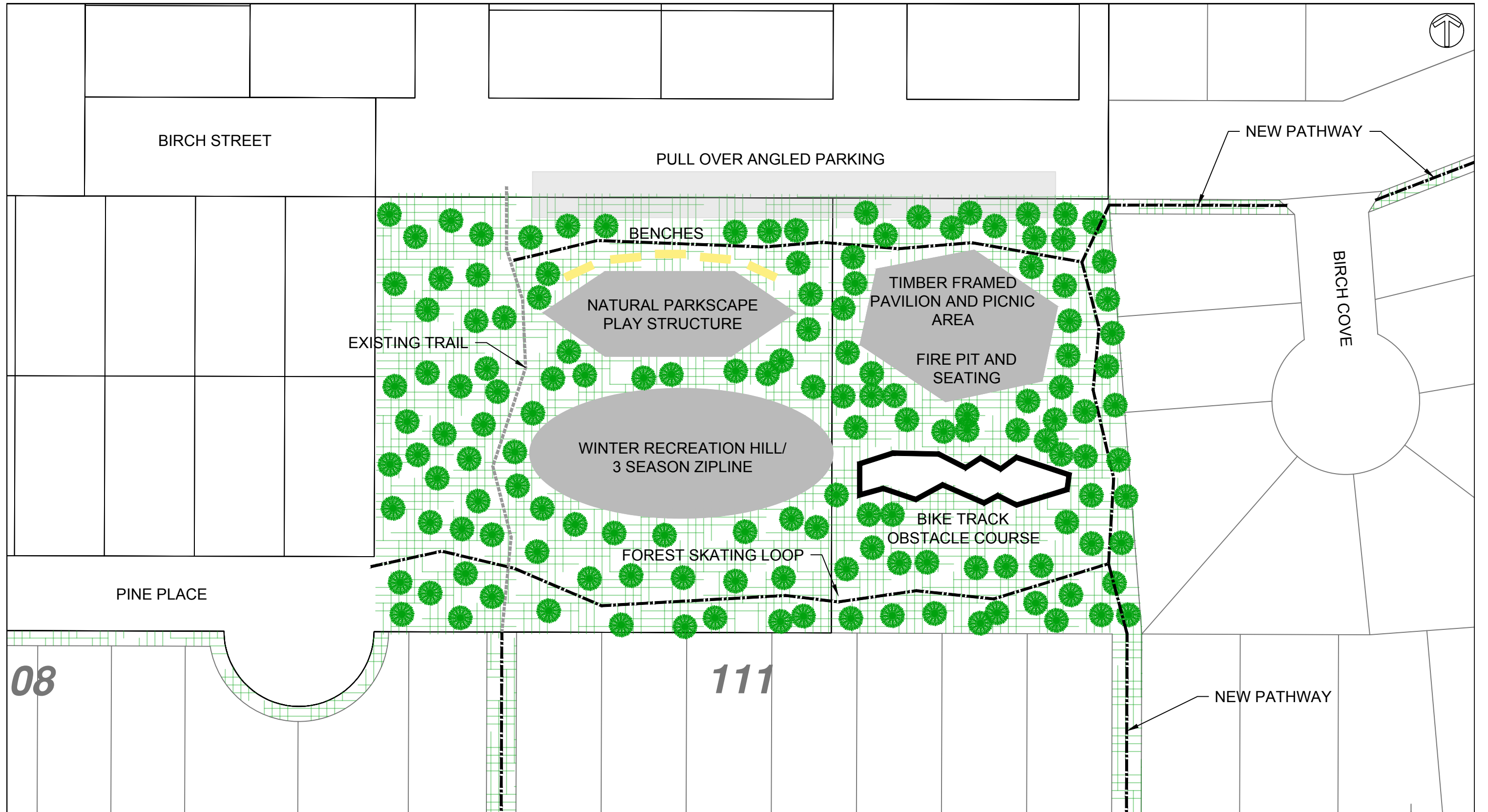
4 Season Park with
Natural Playscape Amenities





Park Amenities

- Timber Framed Shelter / Picnic Area
- Community Fire Pit
- Winter Forest Skating Loop / 3 Season Walking Trail
- Natural Playscape Structures
- Winter Recreation Hill / 3 Season Zip Line
- Mini Bike Track Obstacle Course



CONSULTANT
Landworks
 Civil Engineering Ltd.
 LANDWORKS CIVIL
 ENGINEERING LTD.
 1815 RAE STREET UNIT 210
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OWNER
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 SHIPMAN SK. S0J 0H0

PROJECT MANAGER
 KRISTA NAKONECHNY

PROJECT:
 SPRUCE GROVE
 CONCEPT PLAN
 DATE: 2024-01-31
 APPROVED: C. BIALOBZYSKI
 CHECKED: C. BIALOBZYSKI
 DRAWN BY: B. TOOTH

SCALE: 1:750
 SCALE CHECK
 0 10 20
 THE BAR ABOVE
 SHOULD BE 20 mm

TITLE:
 PARKS AND TRAILS
 DWG No.: SK.04
 SHEET 4 of 6
 ISSUE-REVISION
 A-0



CONSULTANT

 LANDWORKS CIVIL
 ENGINEERING LTD.
 1815 RAE STREET UNIT 210
 REGINA SK. S4T 2E3

OWNER
 CLINT WITFORD
 PO BOX 10
 SHIPMAN SK. S0J 0H0

PROJECT MANAGER
 KRISTA NAKONECHNY

PROJECT:
 SPRUCE GROVE
 CONCEPT PLAN

DATE: 2024-01-31
 APPROVED: C. BIALOBZYSKI
 CHECKED: C. BIALOBZYSKI
 DRAWN BY: B. TOOTH

SCALE: 1:4,000
 SCALE CHECK
 0 10 20
 THE BAR ABOVE
 SHOULD BE 20 mm

TITLE:
 PROPOSED PATHWAYS

DWG No.: SK.05
 SHEET 5 of 6

ISSUE-REVISION
 A-0

timber framed pavilion



timber framed pavilion



community fire pit



all images are for illustration purposes only and do not reflect the final park plan.

forest skating loop/ 3 season walking trail



natural playscape



natural playscape



natural playscape



winter recreation hill/ 3 season zip line



mini bike track/ obstacle course



Appendix F

Storm Water Report / Figures

Stormwater Drainage Report

Proposed Subdivision – Candle Lake, SK

NW¹/₄ 17-55-W2M



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Association of Professional Engineers & Geoscientists of Saskatchewan		
CERTIFICATE OF AUTHORIZATION		
LANDWORKS CIVIL ENGINEERING LTD.		
NUMBER 70228		
Permission to Consult held by:		
Discipline	Sk. Reg. No.	Signature
CIVIL	15442	<i>[Signature]</i>

1 INTRODUCTION

This report was written to summarize the stormwater management plan to support the proposed subdivision of Parcel B - Plan 70PA03321, NW¼ 17- 55-W2M in the Resort Village of Candle Lake into residential lots. The lots will vary in size between .059 ha and 0.180 ha. Subdivision development is proposed in two phases and this report will summarize a stormwater management plan for both phases. The location of the proposed development is shown below.



Figure 1 – Project Location

1.1 Background Information

1.1.1 Regulatory Approvals

The Water Security Agency (WSA) regulates storm water drainage in the province. WSA requires a stormwater management plan that would include any stormwater ponds, the paths that water would take along ditches and culverts, and the sizing of such systems. This will ensure the subdivision will drain to an adequate outlet. This development will increase the amount of runoff and mitigation measures are required to attenuate peak flows to predevelopment levels. A predevelopment versus post development analysis is required to quantify the impact of the proposed development.

The Resort Village of Candle Lake may require a detailed grading and drainage design for the subdivision. This document will provide the background information required for the detailed grading design.

1.1.2 Topographic Information

Surface data information was provided by Meridian Surveys. A local coordinate system was used for horizontal coordinates. The vertical datum used was CGVD28 derived using NRCAN PPP (Precise Point Positioning). See drawing C-101 Existing Elevations in Appendix A.

1.1.3 Soil Classification

The Soil Map of Saskatchewan, Moss & Clayton, 1967 identify this area as having dominantly Gray Wooded with significant occurrence of Prodzol and Organic soils. The soil texture is mixed sandy and loamy and the area topography is moderately rolling to hilly.

1.1.4 Candle Lake Flood Potential

Candle Lake is near this subdivision. The maximum instantaneous water level recorded for Candle Lake between 1979 and 2016 is 494.769m in 2011. Reference: https://wateroffice.ec.gc.ca/report/historical_e.html?stn=05KE008&dataType=Peak¶meterType=LevelI&year=2016&mode=Graph&start_year=1850&end_year=2023&page=historical

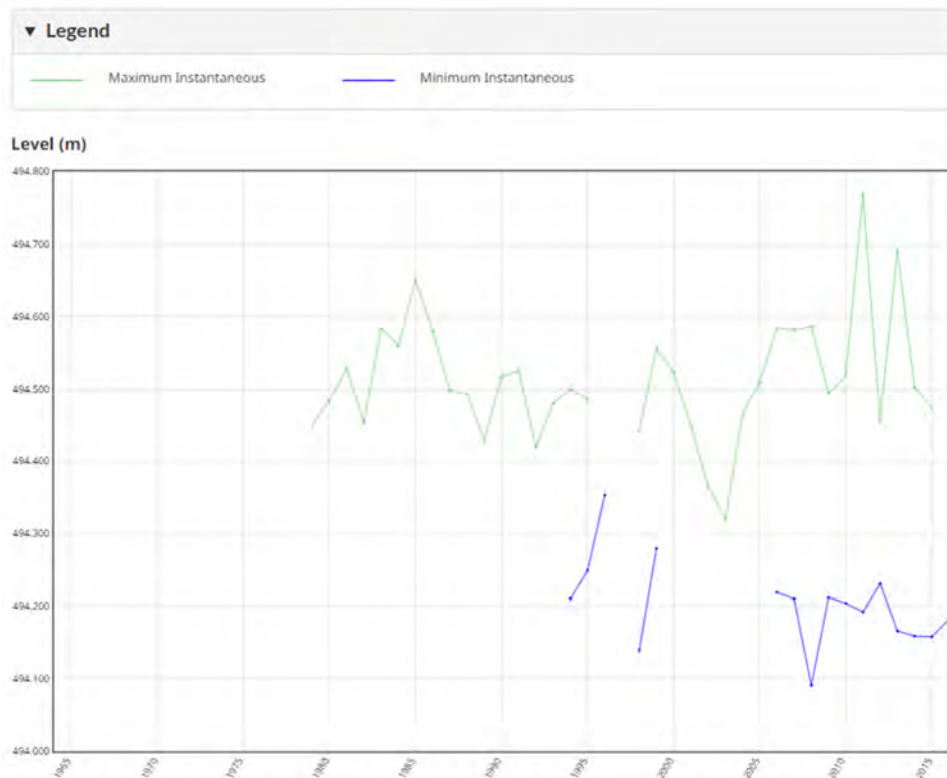


Figure 2 – Maximum Instantaneous Water Level at Candle Lake 1979 to 2016

2 STORMWATER MANAGEMENT

2.1 Land Description

The existing developed areas drain through grassed ditches and culverts and the system ultimately drains into Candle Lake. The land generally slopes from east to west towards the intersection of Simon Lehne Drive and Holiday Drive. The subdivision area has three catchments. Catchments 1, 2 and 3 ultimately converge at the intersection of Simon Lehne Drive and Holiday Drive. Figure 3 and Drawing No. C-102 Storm Water Catchments is provided in Appendix A to illustrate the catchment areas and area drainage.

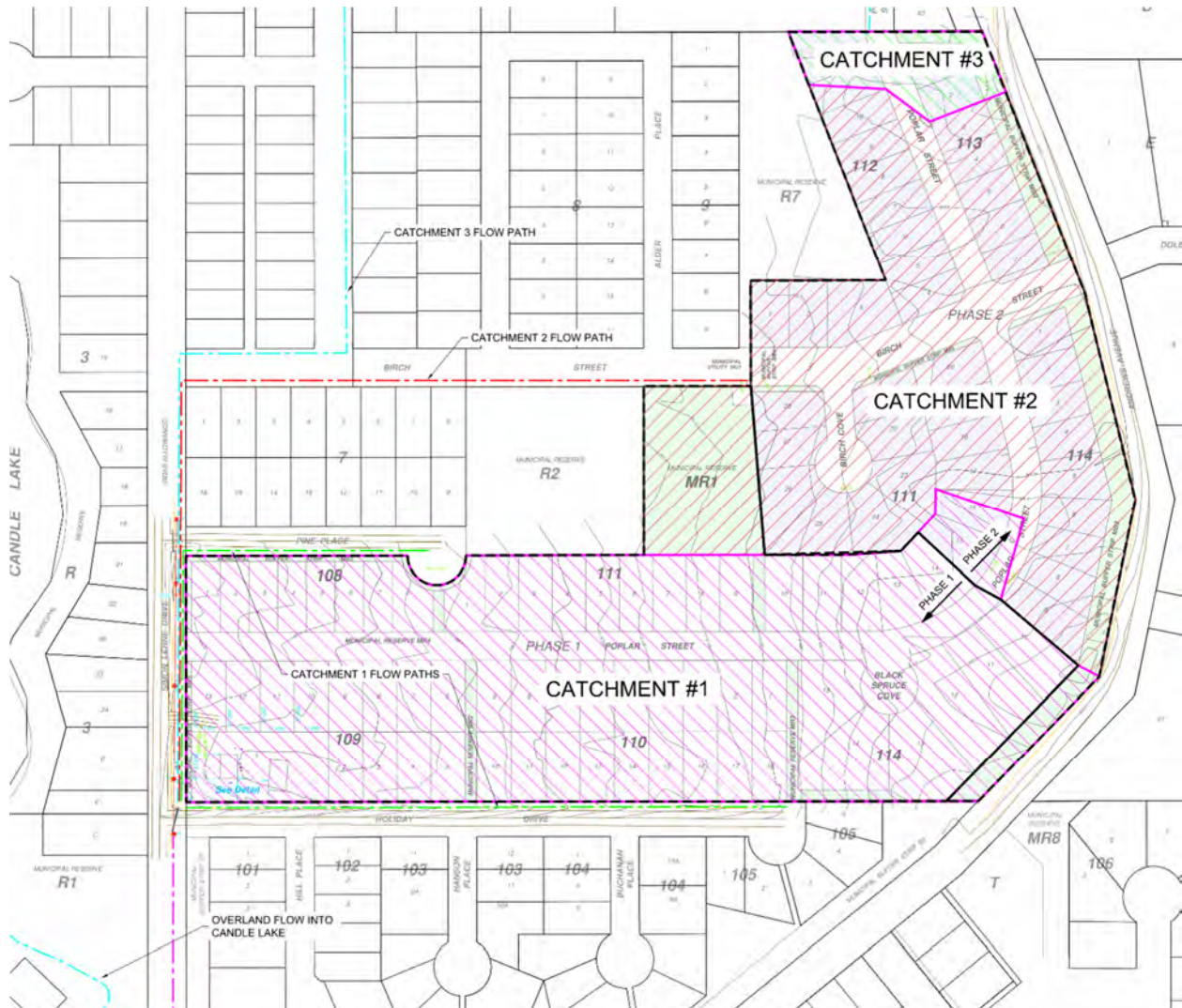


Figure 3 – Catchment Areas

2.2 Stormwater Flow

2.2.1 Basis of Analysis

A predevelopment versus post development analysis was completed to quantify the amount of predevelopment and post development runoff. The Rational Method was chosen because the development area is less than 64 hectares. The Standard Rational method calculates the peak flow for a catchment by assuming the storm duration is equal to the time of concentration.

The Waskesiu Lake IDF curves were chosen for design due the proximity to Candle Lake. IDF curve information is provided in Appendix B.

Table 1: Storm Water Design Parameters

Parameters		Notes
Predevelopment		
Land Cover Runoff Coefficient	0.15	Woodlands, Rolling Terrain
Post Development Runoff Coefficient, Residential	0.38	Ref #1
Time of Concentration Method	TR55	
<i>NRCS Inputs for Time of Concentration</i>		
NEH Hydraulic Soil Group	B	Ref #3
Predevelopment Curve Number	70	Ref #1
Post Development Curve Number	75	Ref# 1

2.2.2 Runoff Results

The Rational Method was used to compute the predevelopment and post development runoff. The pre and post runoff and storage volumes are provided in Tables 2 and 3 respectively.

Table 2: Predevelopment Runoff by Catchment

	Area (m ²)	Runoff Coef. C	Tc (min)	I _{5-year} (mm/hr)	I _{100-year} (mm/hr)	Q _{p,5-year} (m ³ /s)	Q _{p,100-year} (m ³ /s)
Catchment #1	58,218	0.15	43.9	32.24	57.45	0.079	0.140
Catchment #2	42,934	0.15	88.1	19.96	35.86	0.036	0.065
Catchment #3	3,561	0.15	102.2	18.01	32.42	0.0027	0.005
Total	104,713					0.118	0.210

Table 3: Post Development Runoff by Catchment

Catchment #1	Area (m ²)	Runoff Coef. C	Tc (min)	I _{5-year} (mm/hr)	I _{100-year} (mm/hr)	Q _{p,5-year} (m ³ /s)	Q _{p,100-year} (m ³ /s)
Residential	54,639	0.38					
MR/MB	3,580	0.15					
Total	58,218	0.37	38.2	35.48	63.12	0.212	0.376
Catchment #2							
Residential	33,782	0.38					
MR/MB	9,152	0.15					
Total	42,934	0.33	76.6	21.96	39.40	0.087	0.157
Catchment #3							
Residential	3,561	0.38					
MR/MB	0	0.15					
Total 2	3561	0.38	89.0	19.82	35.62	0.0075	0.013
Total	104713					0.307	0.547

2.2.3 Analysis and Discussion

2.2.3.1 Existing Drainage Condition

The existing subdivision drains overland through series of ditches and 300mm to 500mm culverts. A complete review of the existing system and capacity of all culverts are beyond the scope of this report.

Since most of the existing culverts are 300mm in diameter we can assume there is not any available capacity remaining in any culvert crossings for the proposed subdivision.

New culverts are recommended to meet the design flow requirements of the proposed subdivision. This will ensure the storm drainage impact of future development does not impede existing drainage conditions. If the existing culverts are removed, the capacity of the existing culverts should be added to the recommended design flow rate presented in this section.

2.2.3.2 Storm Water Storage

It is common to provide additional storm water storage to mitigate the flooding potential on downstream infrastructure and users. This development is adjacent to Candle Lake and the impact of this development on lake levels will be negligible. Additional storm water storage is not warranted for this subdivision.

2.2.3.3 Proposed Upgrades Culverts

Drawing C-103 identifies the flow paths, road culvert crossings and design flow rates required for new culverts. New culverts are recommended at the following locations:

- Simon Lehne Drive between Main Street and Holiday Drive, Q_{REQ} = 307 L/s
- East ditch at Simon Lehne Drive and Holiday Drive, Q_{REQ} = 307 L/s
- East Ditch at Simon Lehne Drive and Pine Place, Q_{REQ} = 95 L/s

Catchment 3 outlets to Willow Street. The predevelopment and post development 1 in 5-Year runoff rate is 3 L/s and 7 L/s respectively. The increase in runoff does not warrant upgrades to the downstream culvert crossings. The condition of all existing culverts and the drainage ditches from Willow Street to the

intersection of Simon Lehne Drive and Birch Street should be visual inspected during the detailed design of Phase 2.

The detailed lot grading and road design may change the catchment boundaries and the recommendations should be further reviewed during detailed design.

2.2.3.4 Proposed Upgrades Ditches

The topographic survey indicates the east ditch of Simone Lehne Drive from Birch Street to Holiday Drive does not have consistent positive drainage. This ditch should be designed and re-graded from the north side of Birch Street to the south side of Holiday Drive.

During the detailed design of Phase 2, we recommend the condition of the culverts and ditches be reviewed from the Catchment 3 outlet to the intersection of Simon Lehne Drive and Birch Street.

2.2.3.5 Overland Flow Route and Peak Water Level

The peak water level is dependant on the catchment and the maximum flood level or spill elevation for this subdivision. The detailed design for the subdivision will need to ensure that major overland flows are directed to the catchment outlet and that all structures are placed 0.5 metres above the peak water elevation. For this subdivision, it is assumed the peak 1:500-year water level will be the spill-point (aka tip-out) elevation for each catchment.

The intersection of Simon Lehne Drive and Holiday Drive will create the highest potential flood elevation for the subdivision. This is the limiting point for major system flows. The intersection has a centerline elevation of 496.47m and is the maximum flood elevation for the subdivision. The minimum elevation of any building within the subdivision is 496.97m; however, further design is required to provide a recommended building elevation for each lot.

The design and construction of new intersections at Holiday Drive and Black Spruce Drive will impede major overland flows. The safe building elevation for all lots needs to be further evaluated during detailed design because the construction of new intersections will impede major overland flows and therefore will change the safe building elevation. A lot grading plan and road design is required to establish a safe building elevation for all lots.

3 CONCLUSION

The subdivision area has three catchments that ultimately converge to a single outlet. A predevelopment versus post development analysis was completed and new culverts are recommended through the existing roadways until the water reaches an overland drainage channel to Candle Lake.

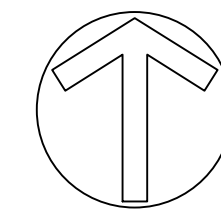
4 REFERENCES

1. HEC-HMS Technical Reference Manual, US Army Corps of Engineers, <https://www.hec.usace.army.mil/confluence/hmsdocs/hmstrm/cn-tables>
2. Storm Water Management for Land Development: Methods and Calculations for Quantity Control; Thomas A. Sybert: 2006
3. National Engineering Handbook Part 630 Hydrology, Chapter 7 Hydrologic Soil Groups; United States Department of Agriculture National Resources Conservation Service: January 2009
4. Storm Water Design Standard; City of Regina: May 2022
5. EPB 322 Storm Water Guidelines; Water Security Agency: January 2014
6. Annual Maximum and Minimum Instantaneous Water Level Graph for CANDLE LAKE AT CANDLE LAKE (05KE008)

Storm Water Drainage Report

Appendix A:

Drawing No. C-101, C-102 & C-103



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 CLINT WHITFORD
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 SHIPMAN SK S0J 0H0

CONSULTANT

 LANDWORKS CIVIL ENGINEERING LTD.
 1815 RAE STREET UNIT 210
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DATE: JANUARY 31, 2024 SCALE: 1:1000
 SCALE CHECK
 ISSUED BY: C.BIALOBYZSKI
 DRAWN BY: C.BIALOBYZSKI THE BAR ABOVE SHOULD BE 20 mm

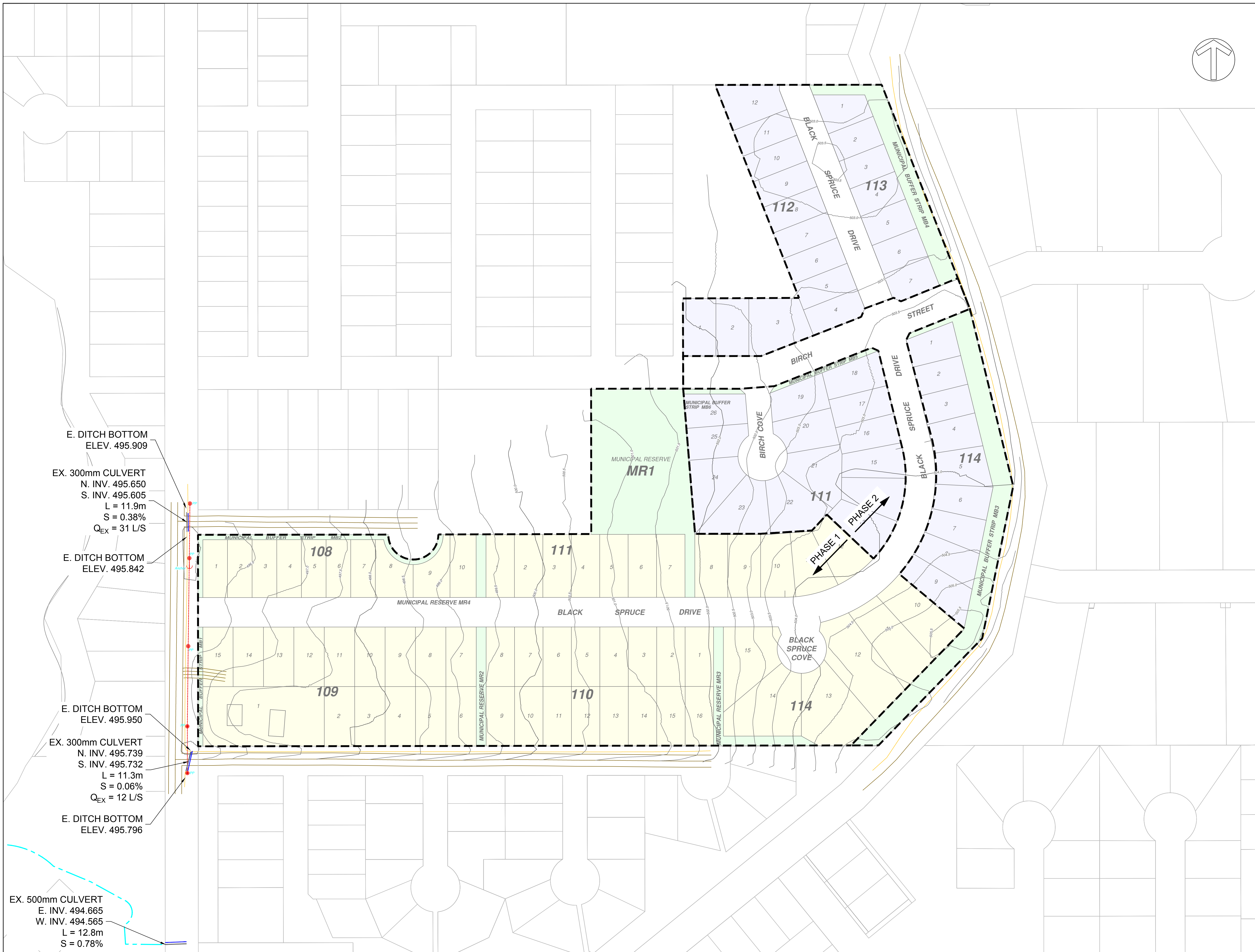
ISSUED/REVISION			
ISS	REV	DATE	DESCRIPTION
A	2	20240131	UPDATED SUBDIVISION PLAN
A	1	20231031	UPDATED SUBDIVISION PLAN
A	0	20230305	ISSUED FOR APPROVAL

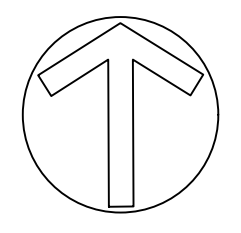
GENERAL NOTES:
 1. VERTICAL COORDINATE SYSTEM CGVD28 DERIVED USING NRCAN PPP (PRECISE POINT POSITIONING).

PROJECT:
 SPRUCE GROVE
 CANDLE LAKE

TITLE:
 EXISTING CONTOURS

DWG No. C-101
 SHEET 1 of 3
 ISSUE-REVISION
 A-2





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Civil Engineering Ltd.
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DRAWN BY: C.BIALOBYZSKI THE BAR ABOVE SHOULD BE 20 mm

ISSUED/REVISION			
ISS REV	DATE	DESCRIPTION	
A 2	20240131	UPDATED SUBDIVISION PLAN	
A 1	20231031	UPDATED SUBDIVISION PLAN	
A 0	20230305	ISSUED FOR APPROVAL	

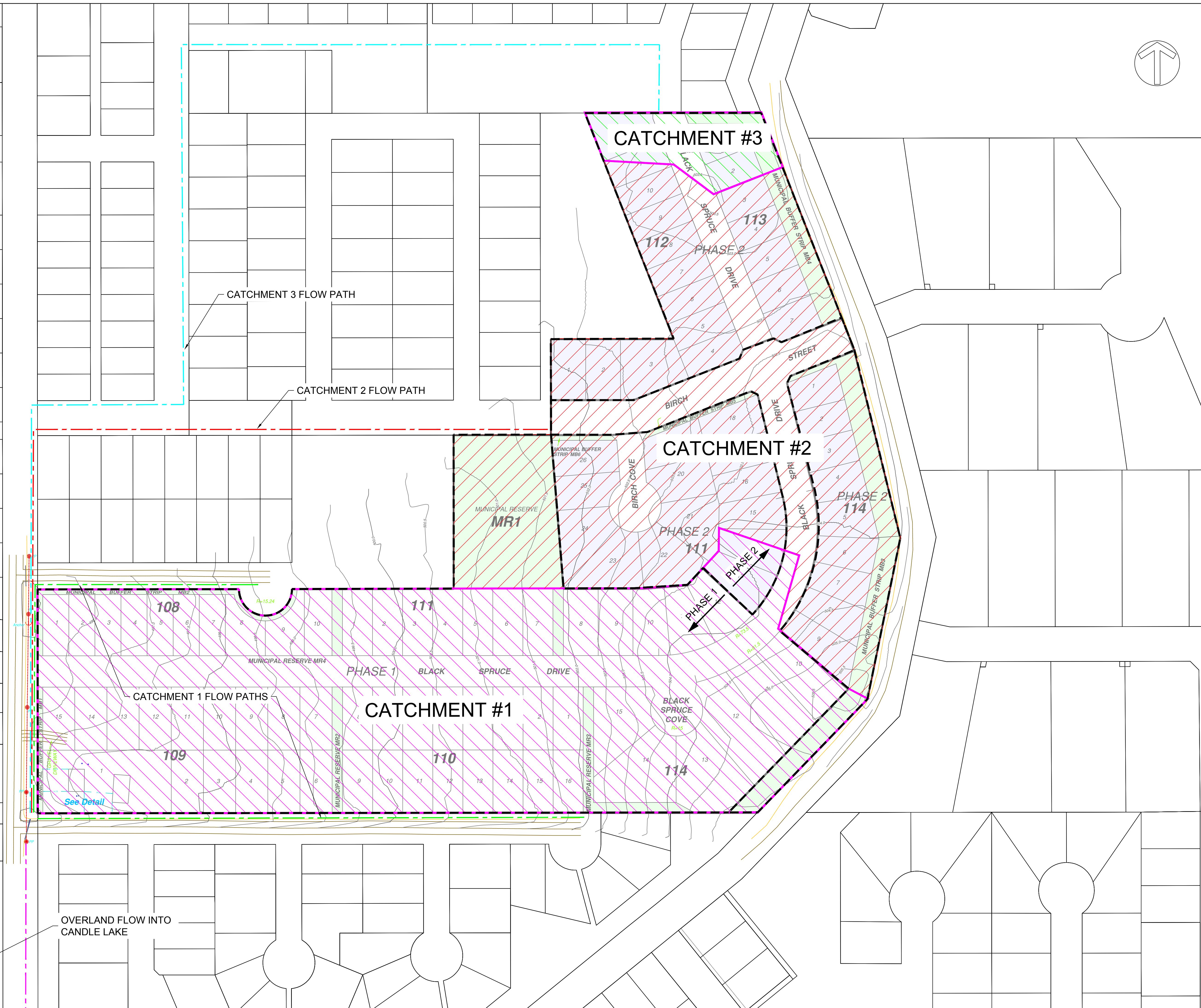
GENERAL NOTES:
1. VERTICAL COORDINATE SYSTEM CGVD28 DERIVED USING NRCAN PPP (PRECISE POINT POSITIONING).

PROJECT:
**SPRUCE GROVE
CANDLE LAKE**

TITLE:
**STORM WATER
CATCHMENTS**

DWG No. C-102
SHEET 2 of 3

ISSUE-REVISION
A-2



Storm Water Drainage Report

Appendix B:

IDF Curves – Waskesiu Lake

Environment and Climate Change Canada
 Environnement et Changement climatique Canada

Short Duration Rainfall Intensity-Duration-Frequency Data
 Données sur l'intensité, la durée et la fréquence des chutes
 de pluie de courte durée

Gumbel - Method of moments/Méthode des moments

2022/10/31

```
=====
WASKESIU LAKE                               SK           4068559
Latitude:  53 55'N   Longitude: 106 4'W   Elevation/Altitude: 569       m
Years/Années : 1977 - 2021           # Years/Années :      26
=====
```

Table 1 : Annual Maximum (mm)/Maximum annuel (mm)

```
*****
Year      5 min 10 min 15 min 30 min   1 h   2 h   6 h  12 h  24 h
Année
1977      4.3   6.9   7.6   9.4  13.2  17.5  20.6  24.6  31.9
1978     15.6  16.5  20.4  29.4  32.7  43.2  59.0  79.2  79.4
1979     10.2  11.9  14.2  21.7  23.0  23.0  23.0  26.6  30.0
1980      3.4   5.7   8.5  11.4  17.7  34.9  62.8  75.9  79.2
1981      6.0   9.9  12.7  18.7  20.0  24.4  27.1  27.1  27.1
1982     19.0  22.1  22.6  32.0  37.0  39.6  41.3  52.9  60.0
1983      3.8   7.6   7.9   8.2   9.0 -99.9 -99.9 -99.9 -99.9
1985      5.5   8.5   8.9   9.8   9.8   9.8  18.3  27.6  40.6
1986      5.5   9.4  13.3  14.3  15.3  16.0  17.8  18.0  20.4
1987      5.8   5.8   5.8   7.3   8.7  10.7  15.9  16.0  19.2
2005      5.8   7.6  11.0  18.4  18.8  19.4  27.8  51.8  57.6
2006     14.6  15.0  15.0  22.2  35.8  57.0  92.4  99.4  99.4
2007     11.4  12.2  14.2  21.2  21.4  21.4  39.6  48.0  58.4
2008     11.8  15.8  20.2  25.0  40.4  40.4  40.4  40.4  40.8
2009      9.0  17.8  20.0  39.0  40.0  40.0  45.8  46.0  46.0
2010      5.4   6.8  10.0  16.0  20.0  26.8  49.6  51.2  51.8
2011      7.8  10.6  14.8  23.8  25.6  26.0  43.0  51.6  53.8
2012      9.6  13.2  15.8  17.2  17.8  17.8  20.4  34.4  40.6
2013      7.6  11.0  11.8  12.6  16.4  31.4  57.0  58.6  84.4
2014      7.8  11.6  12.8  14.8  17.2  25.2  29.4  29.4  31.2
2015      7.0   8.8   9.6  10.0  11.0  16.8  28.0  32.0  32.8
*****
```

2016	6.6	9.8	11.0	11.4	12.0	12.0	16.8	19.0	22.4
2017	8.0	12.6	14.4	21.8	24.6	28.0	35.8	41.6	43.6
2018	8.8	13.0	17.2	23.4	24.8	25.0	27.4	37.8	46.0
2019	9.4	17.0	21.0	23.2	23.2	23.2	23.6	31.4	39.6
2020	7.2	9.0	10.0	10.8	13.8	21.2	37.2	42.0	47.0
2021	5.2	7.8	10.4	13.2	13.8	13.8	22.4	26.0	39.6

# Yrs. Années	27	27	27	27	27	26	26	26	26
Mean Moyenne	8.2	11.3	13.4	18.0	20.9	25.6	35.5	41.9	47.0
Std. Dev. Écart-type	3.7	4.1	4.5	7.8	9.3	11.4	17.9	20.0	20.4
Skew. Dissymétrie	1.32	0.83	0.48	0.80	0.81	0.96	1.47	1.22	0.96
Kurtosis	4.99	3.65	2.68	3.71	3.08	4.12	5.89	4.82	3.84

*-99.9 Indicates Missing Data/Données manquantes

Warning: annual maximum amount greater than 100-yr return period amount
 Avertissement : la quantité maximale annuelle excède la quantité
 pour une période de retour de 100 ans

Year/Année	Duration/Durée	Data/Données	100-yr/ans
2006	6 h	92.4	91.5

Table 2a : Return Period Rainfall Amounts (mm)
 Quantité de pluie (mm) par période de retour

Duration/Durée	2 yr/ans	5 yr/ans	10 yr/ans	25 yr/ans	50 yr/ans	100 yr/ans	#Years Années
5 min	7.6	10.9	13.0	15.8	17.8	19.8	27
10 min	10.6	14.2	16.6	19.6	21.8	24.0	27
15 min	12.6	16.6	19.3	22.7	25.1	27.6	27
30 min	16.7	23.6	28.2	34.0	38.3	42.6	27
1 h	19.3	27.6	33.0	39.9	45.1	50.2	27
2 h	23.7	33.7	40.4	48.8	55.0	61.2	26
6 h	32.5	48.3	58.8	72.0	81.8	91.5	26
12 h	38.6	56.3	68.0	82.7	93.7	104.6	26
24 h	43.7	61.7	73.6	88.7	99.9	111.0	26

Table 2b :

Return Period Rainfall Rates (mm/h) - 95% Confidence limits
 Intensité de la pluie (mm/h) par période de retour - Limites de confiance de 95%

Duration/Durée	2	5	10	25	50	100	#Years
	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	Années
5 min	91.4	130.6	156.6	189.3	213.7	237.8	27
	+/- 15.4	+/- 25.9	+/- 34.9	+/- 47.1	+/- 56.3	+/- 65.6	27
10 min	63.5	85.1	99.4	117.4	130.8	144.1	27
	+/- 8.5	+/- 14.2	+/- 19.2	+/- 25.9	+/- 31.0	+/- 36.1	27
15 min	50.5	66.6	77.2	90.6	100.6	110.4	27
	+/- 6.3	+/- 10.6	+/- 14.3	+/- 19.3	+/- 23.1	+/- 26.9	27
30 min	33.4	47.3	56.5	68.1	76.7	85.2	27
	+/- 5.4	+/- 9.1	+/- 12.3	+/- 16.6	+/- 19.9	+/- 23.2	27
1 h	19.3	27.6	33.0	39.9	45.1	50.2	27
	+/- 3.2	+/- 5.4	+/- 7.4	+/- 9.9	+/- 11.9	+/- 13.8	27
2 h	11.8	16.9	20.2	24.4	27.5	30.6	26
	+/- 2.0	+/- 3.4	+/- 4.6	+/- 6.1	+/- 7.4	+/- 8.6	26
6 h	5.4	8.1	9.8	12.0	13.6	15.3	26
	+/- 1.1	+/- 1.8	+/- 2.4	+/- 3.2	+/- 3.9	+/- 4.5	26
12 h	3.2	4.7	5.7	6.9	7.8	8.7	26
	+/- 0.6	+/- 1.0	+/- 1.3	+/- 1.8	+/- 2.2	+/- 2.5	26
24 h	1.8	2.6	3.1	3.7	4.2	4.6	26
	+/- 0.3	+/- 0.5	+/- 0.7	+/- 0.9	+/- 1.1	+/- 1.3	26

Table 3 : Interpolation Equation / Équation d'interpolation: $R = A \cdot T^B$

R = Interpolated Rainfall rate (mm/h)/Intensité interpolée de la pluie (mm/h)

RR = Rainfall rate (mm/h) / Intensité de la pluie (mm/h)

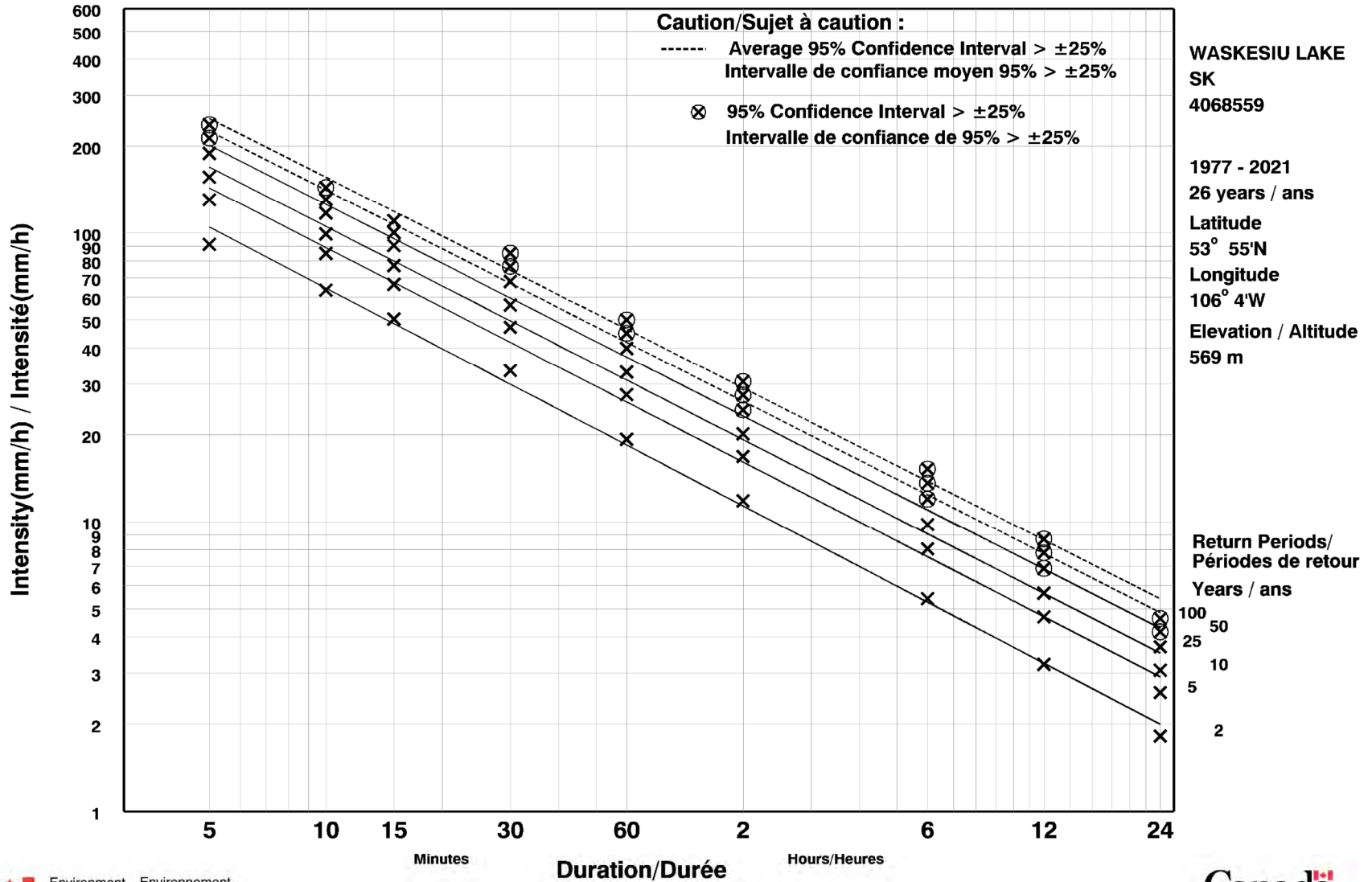
T = Rainfall duration (h) / Durée de la pluie (h)

Statistics/Statistiques	2	5	10	25	50	100
	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans
Mean of RR/Moyenne de RR	31.2	43.3	51.3	61.4	68.9	76.3
Std. Dev. /Écart-type (RR)	31.4	43.7	51.9	62.2	69.9	77.6
Std. Error/Erreur-type	5.4	5.7	6.2	7.0	7.7	8.5
Coefficient (A)	18.5	26.0	31.0	37.3	41.9	46.5
Exponent/Exposant (B)	-0.699	-0.689	-0.684	-0.680	-0.678	-0.677
Mean % Error/% erreur moyenne	5.9	6.4	7.0	7.6	7.9	8.1

Short Duration Rainfall Intensity-Duration-Frequency Data

2022/10/31

Données sur l'intensité, la durée et la fréquence des chutes de pluie de courte durée



Appendix G

Geotechnical Report

(see additional attachment - © protected document, could not combine)

Appendix H

Community Engagement Summary Report

****New Proposed Subdivision at Candle Lake Informational/Feedback Open House****

We are pleased to extend an invitation to all Permanent Residents, Part-Time Residents, and Visitors of Candle Lake to an upcoming **informational/feedback session** at the Candle Lake Community Centre, hosted by the developer of a new proposed Candle Lake subdivision, Lakeside Retreat.

****Event Details:****

****Date:** August 26th**

****Time:** 9:00 am - 2:00 pm**

****Location:** Candle Lake Community Center**

****Proposed Subdivision Details****

Currently zoned as R1 - Low-Density Residential; situated between Hayes and Holiday Acres subdivisions at Candle Lake, SK. There is a Plan of Proposed subdivision application active with the Community Planning Branch of the Ministry of Government Relations.

At this come-and-go event, you'll have the chance to:

- Gain an overview of the proposed concept site plan for Lakeside Retreat
- Explore the features of the development and the proposed amenities, including a neighbourhood park and walking paths
- Provide your feedback through a survey, participatory exercises and by speaking with the developers and their team of professionals.

This come-and-go event is designed to provide you with valuable insights into the proposed development. Your feedback will be included in the Concept Plan Report to be considered by the Resort Village of Candle Lake in a bylaw resolution process.

**Your presence and input are important to us.
We look forward to seeing you there!**

Best Regards,
Whitford Construction

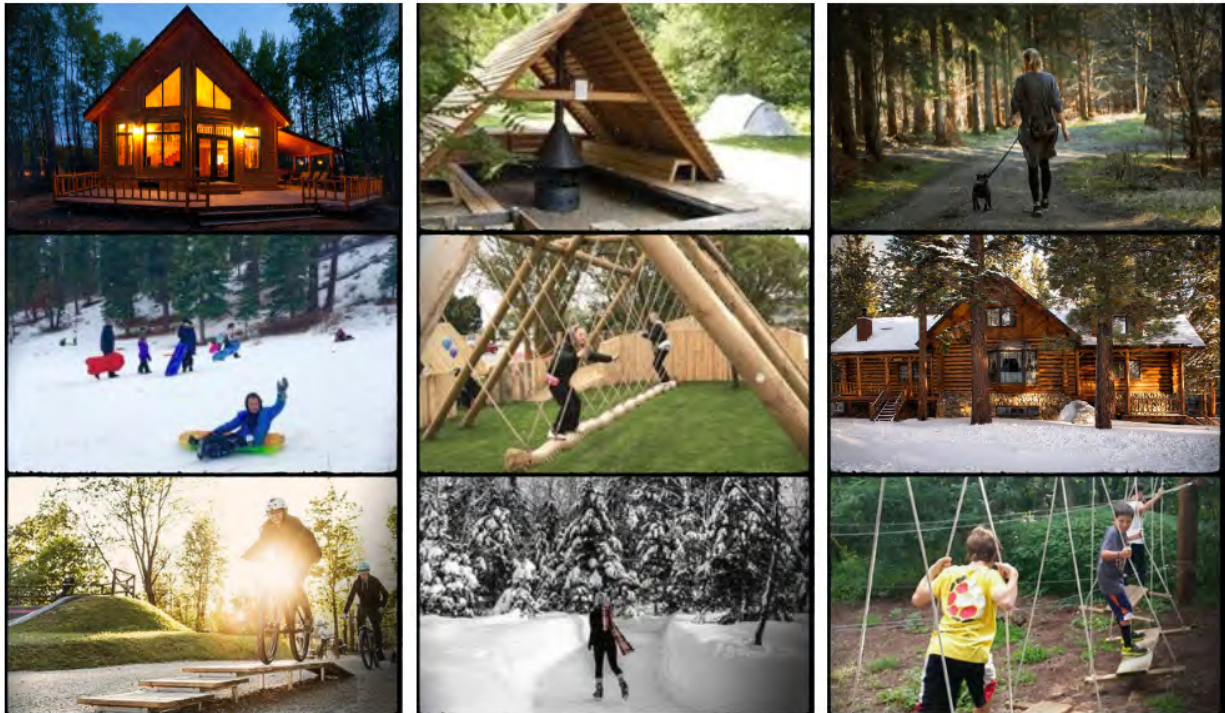
*If you are unable to attend but would like more information or to provide feedback **after the event**, please email lakeside.retreat.cl@gmail.com and you will be notified once the materials are ready for public viewing. Any questions can also be directed to this email.*

For more info on the concept plan process outlined by the RVCL, scan the QR code with your phone camera or view the public notices on the RVCL website.

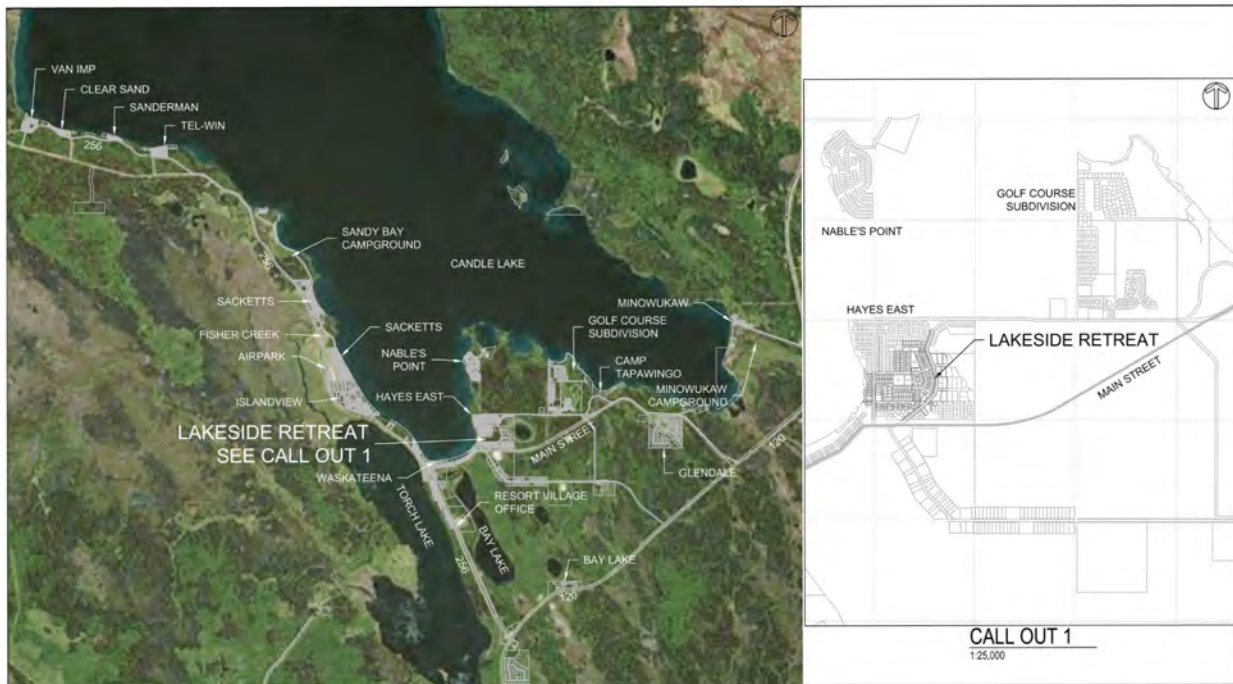


Lakeside Retreat Subdivision at Candle Lake, SK

Key Features and Feedback Survey



COMPREHENSIVE OVERVIEW



PHASED DEVELOPMENT & MUNICIPAL RESERVE ALLOCATION



PROPOSED PARK





Introduction

An application has been made to subdivide a 10.47 ha (25.88 acres) parcel situated in the vicinity of the Hayes, Holiday Acres, Aspen Grove and Candle Pine subdivisions to support the construction of single-family dwellings.

Land use and development within the Resort Village of Candle Lake (RVCL) is governed by the North Central Lakelands District Official Community Plan (DOCP). The DOCP defines the requirement for the preparation of a Concept Plan to ensure a comprehensive and planned approach for multi-lot and multi-phased residential subdivisions. A Concept Plan is intended to the long-term vision for development in an area of the municipality and to act as a framework to guide the allocation of land for development and to define an overall strategy for property servicing. As a long-term plan, the Concept Plan ensures over time, the Council of the day has a framework to evaluate future subdivision applications providing a predictable and consistent decision-making process.

A Concept Plan is intended to

- Demonstrate how a proposed subdivision/development can successfully integrate with existing development
- Demonstrate compliance with contemporary planning practices and adherence to the established municipal policies, regulations and plans that are intended to inform development in Candle Lake
- Assess and consider the potential impact of development on sensitive natural and heritage resources
- Define how the proposed development will successfully manage any increase in stormwater resulting from the conversion of bare land to hard surfaces; and to
- Establish a plan for accommodating vehicle and non-vehicular movements within the area through street and pathway planning.

The property is currently zoned R1- Low Density Residential which supports the subdivision and development of single-family homes subject to the approval of a subdivision application that has been submitted to the Community Planning Branch of the Ministry of Government Relations which is the approving authority for subdivisions in Candle Lake.

Considering the current application to subdivide aligns with the existing zoning, re-zoning is not required and as a result, public consensus is not necessary during this subdivision application process.

For more information on the Concept Planning and subdivision process, please visit the Resort Village of Candle Lake's Public Notices on their website at candlelake.ca or scan the QR code with your phone camera.

For more info on the concept plan process outlined by the RVCL, scan the QR code with your phone camera.



This information is intended to:

- Inform you of the developer's intention to pursue the subdivision of this privately owned property.
- Provide you with an overview of the Concept Plan being prepared to support the subdivision; and
- To offer an opportunity you to provide feedback and suggestions to the developer on how the area can be planned and designed to positively integrate into the existing area and the broader Candle Lake community.

The feedback received from this survey will be combined with a summary of written and verbal comments received from the August 26th public open house event and incorporated into the final Concept Plan report to be considered by the Council at an upcoming meeting.

This survey will be open until September 9, 2023.

Concept Plan Overview and Key Features

Development Area and Vision

The Lakeside Retreat subdivision embodies community enhancement and compatibility with its surroundings. By integrating best planning practices and considering neighbouring subdivisions, this project exceeds policy compliance, creating a harmonious development for both current and future residents. The development adheres to its historical and existing R1 Low-Density Residential zoning, respecting the surrounding neighbourhood character while accommodating growth.

Phase I includes 39 lots, a neighbourhood park, walking paths, and municipal buffer strips over 11.31 acres. Phase II expands with 55 lots, additional paths, and buffer strips over 14.57 acres, totalling 94 lots within 25.88 acres.

Integration with Existing Community

The proposed subdivision carefully aligns with the Hayes, Holiday Acres, Aspen Grove and Candle Pine subdivisions. With R1 zoning, it blends seamlessly into the existing neighbourhood through well-designed linear streets and cul-de-sacs with similar lot sizes and land use designs to its adjacent community.

The linear streetscape enhances access for public services, emergency vehicles, school buses, pedestrians, and cyclists. The strategic inclusion of a neighbourhood park benefits both proposed and existing residents. New walking paths and buffer strips ensure privacy and encourage safe movement.

Community Enhancement & Modern Planning

The proposed subdivision goes beyond policy compliance, incorporating best planning practices for a vibrant community. Linear streets prioritize walkability, and connections to neighbouring areas as well as promote efficient access for public works, emergency services, and school buses. The subdivision's design fosters a sense of place, encouraging resident connection and well-being. Sustainability and resilience are upheld through pedestrian-friendly design and green infrastructure. A neighbourhood park offers recreation and environmental benefits, enriching residents' lives and enhancing the subdivision's appeal.

Proposed Park and Pathways Integration

Lakeside Retreat stands as a shining example of a community that is aligned with the recommendations laid out in the 20-Year Master Plan for parks, open spaces, and trails. With a focus on promoting active lifestyles, fostering community connections, and providing diverse outdoor amenities, this subdivision integrates a range of features that cater to both existing and future residents alike. The subdivision's design seamlessly weaves together a network of

connected walking paths, a thoughtfully designed 3.4 ac., 4-season park, and a selection of amenities that reflect a deep understanding of the resident's needs and preferences.

In a testament to effective collaboration, the RVCL and the developer propose to join forces to plan and develop the shared neighbourhood park, which spans both existing and proposed Municipal Reserve areas. This partnership exemplifies adherence to the Master Plan's recommendation for the RVCL's commitment to seeking sources of funding and revenue and establishing partnerships to help offset costs, with cost-sharing opportunities. This is designed to ensure successful and sustainable progress for the community.

Taxes & Levies

In line with responsible development practices, new subdivisions engage in servicing agreements with the RVCL to outline the scope of financial contributions from the developer. These agreements ensure that developers undertake the construction, installation, and enhancement of essential services required for the proposed development. Such services encompass roadways, pathways, street lighting, signage, grading and drainage systems, as well as utility infrastructure within the subdivision. Additionally, these agreements extend to the expansion or improvement of related public works outside the subdivision boundaries where necessary, ensuring the overall enhancement and sustainability of community infrastructure, services, and maintenance.

If there are concerns about potential tax increases, supporting this development is encouraged, as it will lead to an expansion of the overall tax base. This expansion plays a role in sustaining the existing infrastructure and alleviating pressure on the current tax base.

Economical Sustainability and Prosperity

Additionally, it's worth noting that growth holds the potential to positively impact a community's economic foundation. Presently, there are limited businesses that can maintain year-round operations, often due to challenges like staffing and reduced winter revenue stemming from a decline in population for three out of the four seasons. Introducing more housing options opens doors for future opportunities, resulting in an increased number of year-round residents who can support both new and existing businesses, thus promoting their sustainability. Moreover, this expansion offers the prospect of rental housing to accommodate year-round housing for business employees and provides an increased opportunity for more part-time residents or visitors to become full-time residents.

The thriving business sector, in turn, contributes to the community's tax base and alleviates the financial pressure on private landowners. Furthermore, the availability of more housing units enables the market to regulate itself, leading to enhanced affordability in housing choices. This affordability factor can also play a pivotal role in addressing the needs of seniors looking for an increase in housing options.

As the community grows, it fosters the potential for increased funding and the prospect of improved health and aging care services. This broader support structure enhances the overall well-being of the community, contributing to its sustainability and prosperity.

Policy and Regulatory Compliance

The proposed subdivisions align comprehensively with existing policies and regulations of the Resort Village of Candle Lake (RVCL). The proposed subdivision adheres to zoning and development standards while considering policies from the North Central Lakelands Planning District's Official Community Plan. The alignment with these policies and regulations simplifies the approval process for the RVCL and Community Planning, positioning Lakeside Retreat as a model for responsible growth. Development levies support infrastructure expansion, ensuring the development's positive impact on the tax base and the community.

The policies and master planning agendas for which this development is in full compliance include:

- RVCL Zoning Bylaw
- NCLD Official Community Plan
- The Planning and Development Act
- Provincial Subdivision Regulations
- Candle Lake 20-Year Master Plan for Parks, Open Spaces, and Trails
- Emergency Services 10-Year Master Plan

Agency Consultations and Technical Studies

This subdivision process has required the developer to consult with numerous agencies to inform the Concept Plan including the RV Council and Administration, the Community Planning Branch (subdivision approving authority), as well as the Water Security Agency, Ministry of Education, Ministry of Environment, Ministry of Parks, Culture & Sport, Sask Health Authority, SaskPower, SaskTel, SaskEnergy, and the Heritage Branch of the Provincial Government. Assessments completed are listed below.

In addition to consulting with the above-noted agencies, the following technical studies and assessments were completed by qualified professionals to inform the plan for development:

- Engineered Stormwater Management and Grading Plan
- Heritage Resource Impact Assessment
- Geotechnical Assessment
- Biophysical Screening

Conclusion

The developer acknowledges that change can evoke differing sentiments within a community. The realization that not all perspectives will align with the prospect of growth or transformation is

recognized. Lakeside Retreat, however, is not just about immediate adaptability; it is designed with a forward-looking approach. This approach aims to ensure compatibility not only with the present land use patterns but also with the evolving needs of the community and its economic viability in the years to come. The intention is to develop a subdivision that withstands the test of time, an enduring testament to responsible growth that respects the area's heritage while harmonizing with the potential future landscape.

The Lakeside Retreat subdivision embodies a commitment to balanced and responsible development, adhering to modern planning practices while maintaining compatibility with the neighbourhood's character. By aligning with local policies, regulations, and master plans, we are dedicated to creating a community that thrives on sustainability, connectivity, and smart growth planning practices.

Next Steps

The information provided is intended to provide you with an overview of the proposal. More detailed information and the results of the technical studies are to be incorporated into a Concept Plan Report to be submitted to the Council in support of the evaluation of the initial phase of subdivision.

Your Feedback is appreciated. Please fill out the short survey below to provide your ideas and feedback to be included in the final copy of the Concept Plan Report for review by the RVCL and the North Central Lakeland Planning District.

For more information on the approval process associated with this project, please refer to the public notice posted on the [RVCL's website titled: Subdivision Concept Plan Review Process.](#)

Any development questions can be emailed to lakeside.retreat.cl@gmail.com and any subdivision process-related or infrastructure capacity-related inquiries can be directed to the RVCL.

Lakeside Retreat Subdivision Public Feedback Survey

You can also access the Concept Plan drawings and features through the QR code below (scan with your camera phone) or by typing this url into a browser window on a computer:

<https://www.surveymonkey.com/r/95Q6B8X>



Online Survey Summary and Developer Responses

Strengthening Community Amenities

Question: What community amenities would contribute to a stronger sense of community within the subdivision?

When exploring the potential community amenities that would enrich the sense of community within the Spruce Grove subdivision, residents have expressed diverse viewpoints. Some place a strong emphasis on the preservation of existing natural areas, to uphold the community's serene and recreational character. For them, fewer additional amenities are preferable, with a focus on maintaining the environment's natural essence.

Conversely, other residents have underlined the necessity for certain conveniences such as a grocery store, parks, and walking paths, which can cater to the community's practical needs.

Another recurring theme that emerged is a shared preference for outdoor activities, parks, walking and bike trails, and green spaces, all of which contribute to fostering a robust sense of community while seamlessly connecting residents with the surrounding natural environment.

In contrast, some residents have voiced concerns about the potential urbanization of the area, expressing a desire to avoid additional developments and instead preserve the community's existing atmosphere.

In response to these varying perspectives, it becomes evident that a balance must be struck between fulfilling the community's needs and conserving the area's natural charm. The concept plan report adeptly addresses these concerns and seeks to create a harmonious environment that aligns with the desires of both current and future residents.

Linear Street Design

Question: What are your thoughts on the linear street design's benefits and potential impacts?

Residents have shared their perspectives on the linear street design proposed for the Spruce Grove subdivision, highlighting both benefits and concerns. Some fear that the new development might increase traffic concerns, particularly concerning the impact on their existing streets, which would transform into access routes for new residents.

Some residents were worried about the potential urbanization of the area, raising concerns about increased traffic within existing neighbourhoods and the perceived threat to the area's natural appeal.

There were also concerns about road maintenance, with residents doubting whether the village's current road maintenance could handle the increased traffic generated by the development. Alternative road design proposals were suggested, such as making Poplar Street a direct connection to Simon Lehne Drive instead of creating new access points from existing residential streets.

However, a few residents saw benefits in the proposed linear street design, particularly in terms of its alignment with existing streets and its potential to connect different parts of the community, thus providing easier access to Wasketena Beach.

It's important to note that the developer has been responsive to these concerns. In light of residents' feedback, the concept plan has undergone a redesign that primarily addresses traffic impact on the surrounding neighbourhoods. Notably, this redesign includes the removal of some of the roadway connections to the Hayes and Holiday Acres subdivisions to align with the preferences expressed by residents in these nearby neighbourhoods.

Park Amenities

Question: What types of amenities would you like to see in the proposed 3.4-acre park, such as playgrounds, gathering areas, pathways, etc.?

Feedback from survey respondents regarding the proposed 3.4-acre park reflects a diversity of opinions and preferences concerning park amenities.

Preservation of Natural Areas: Some residents emphasize preserving natural forested areas to maintain the community's ecological integrity and natural beauty.

Traditional Park Amenities: Some residents suggest traditional park amenities like playgrounds, gathering areas, firepits, and covered picnic areas, which align with the proposed park plan and are likely to be well-received by future residents.

Winter Activities: There is interest in winter activities such as skating loops and winter walking trails to enhance year-round recreation options.

Environmental Considerations: A few residents recommend sustainable features like retaining old-growth trees, wildflowers, and incorporating natural forest green space, emphasizing environmental preservation and sustainability.

Community Management: Concerns about park maintenance, especially during long weekends, underscore the importance of effective community management through potential partnerships, highlighting the need for cooperation with the RVCL in finalizing the shared park plan.

Reserve Land Ownership: One resident inquires about the ownership and development of the reserve land (R2). It's important to clarify that this MR has been designated as a future park in the 20-Year Master Plan for Parks and Open Spaces. This integration of R2 into the future park aligns with the long-term parks plan and RVCL concept plan requirements.

The feedback emphasizes the necessity of a balanced approach that includes traditional park amenities and natural area preservation, aligning with the sustainability and recreational options discussed in this concept plan. Effective community management, sustainability, and transparent land use considerations are critical aspects as the development progresses.

Park Enhancement

Question: Do you have ideas for enhancing the pathways or recreational/gathering areas?

The feedback regarding the improvement of pathways and recreational/gathering areas highlights several key points. These include the need for additional amenities such as increased parking spaces, benches, garbage cans, and pathway lighting. Some residents have stressed that no further gathering spaces are

required, as the natural beauty of the area is highly valued. There is also a request for longer trails, gravel walkways, and the maintenance of existing trails that connect to Andrews Avenue.

It's important to note that the concept plan preserves the path that runs through the proposed MR1. It's also worth noting that preserving all existing pathways isn't always feasible in subdivision design. However, numerous additional pathways have been introduced to replace those that residents have been using through this private property for years. It's essential to clarify that there is a significant misconception that these pathways were once public when, in fact, they have not been. This helps understand why residents feel strongly about retaining them.

Subdivision Highlights

Question: What excites you most about the Lakeside Retreat subdivision?

Residents have shared a range of sentiments regarding what excites them most about the Spruce Grove subdivision. Some are optimistic, emphasizing the chance to purchase lots, the potential for a new park, and the prospect of a fresh neighbourhood. Conversely, concerns have been raised regarding increased traffic, crime, and the impact on current residents, particularly in the Hayes and Holiday Acres subdivisions. It's essential to highlight that these concerns have been considered and addressed through the redesign of the concept plan drawing, which greatly reduces vehicle access from those subdivisions, thereby minimizing potential invasiveness.

Subdivision Challenges

Question: Are there potential challenges with the design you would like to address?

- Increased traffic on Simon Lehne and Holiday Drive, which may impact the community's existing traffic flow.
- Worries about the potential strain on local infrastructure, particularly regarding sewage capacity and waste management.
- Concerns about the impact on wildlife habitats and the preservation of green spaces.
- Suggestions for enhancing traffic management and diverting traffic to Andrews Avenue.
- Requests for larger lot sizes and maintaining green areas.
- Questions about the effect of the new wells on the water supply.
- Concerns about the development's impact on local businesses and seasonal workers.
- Interest in better pedestrian safety and traffic congestion management.
- Concerns about the impact on existing residents and traffic flow on existing streets, particularly White Pine Place and Holiday Drive.
- Calls for a more limited entrance layout and the retention of natural areas.

Extensive feedback from residents has been thoughtfully integrated into the revised concept plan. These adjustments focus on enhancing pedestrian safety, decreasing traffic along Holiday Drive and White Pine Place, minimizing the impact on current residents, and optimizing traffic flow on existing streets. It's worth mentioning that local businesses stand to gain from the increased population, as more customers typically benefit them. Additionally, there is a well-confirmed, abundant aquifer beneath the subdivision, alleviating concerns about water supply for residents opting for well water.

Community Growth

Question: How do you envision the Lakeside Retreat subdivision contributing to the growth and well-being of Candle Lake?

Opinions about the Spruce Grove subdivision's potential contributions to Candle Lake's growth and well-being vary. Some see the potential for more outdoor facilities, community spaces, and infrastructure improvements. These could enhance the area and provide benefits to both current and future residents. They believe that the increase in the tax base from this development could support current residents by potentially preventing future tax increases.

In contrast, others express concerns about its impact on the area's tranquillity, environmental factors, and the strain on existing services. They worry about the negative consequences of increased population, traffic, and potential environmental impacts. The general sentiment is mixed, with some welcoming growth and new opportunities, while others are cautious about the potential downsides as many are opposed to progressive change.

Additional Responses

Question: Is there anything else you'd like to share regarding your vision for this community?

While the feedback on the Spruce Grove subdivision is mixed, with both positive and negative sentiments, there's a strong emphasis on responsible development. Concerns have been raised about potential negative impacts such as increased traffic, pressure on infrastructure, and the loss of the lake's natural beauty. Many residents emphasize the importance of preserving the forested areas and the well-being of existing neighbourhoods. They also express a desire for transparent communication from the village on how new developments will affect the community.

It's evident that residents hold a deep appreciation for the unique character of Candle Lake and are apprehensive about rapid expansion. Many stress the need for cautious and sustainable growth while maintaining the area's natural appeal. Overall, the feedback indicates a strong sense of attachment and commitment to the well-being of the community.

What is your age group?		Are you a permanent resident, part-time resident or visitor of Candle Lake?		If you own property at Candle Lake, how long have you been a property owner?		If you are a full or part-time resident, what Subdivision or RV park do you reside in?		Do you own/operate a business or conduct business at Candle Lake?		There is consideration for changing the name of the subdivision so it doesn't cause confusion with the existing Lakeside subdivision at Candle Lake. Which would be your preference:	
26-35	1	Part time/seasonal resident	39	0-5	15	Beach Ave Trailer Park	1	No	56	Woodland Retreat	25
36-45	12	Permanent resident	18	6-10	12	Clearsand	1	Yes	3	Spruce Grove	7
46-55	13	Work in Candle Lake	1	11-15	8	Glendale	1	Other	1	Other	2
56-65	23	Yes (invalid)	2	16-20	7	Island View	1				
66 and above	11			21-25	3	Mariners Cove	1				
				26-30	5	Minowuka	1				
				31-35	2	Sacketts North	1				
				36-40	2	Sanderman	1				
				41-45	1	Misty Meadows	2				
				46+	2	Aspen Grove	3				
				not yet a property owner	2	Nobles Point	3				
					59	Northview	3				
						Sacketts South	3				
						Golf Course	4				
						Waskateena	7				
						Holiday Acres	8				
						Hayes	18				

What community amenities would contribute to a stronger sense of community within the subdivision?

develop your own access to your development and leave holiday drive alone	Grocery store
Reduce the number of lots available by 90%	Generous playground
4 season parks	Green space forest
Leave the trees	Lots of green space and trees!
The area already has a strong sense of community. Expanding and increasing traffic in the area will only increase the likelihood the area feels more urban and less like a recreational retreat.	Not to build , leave as is
Outdoor activities for families 4 season	water retention pond, regulate water tables and recreational opportunities as well as a bike path that meandes through the whole ew subdivision
Grocery store	Walking paths
Connected bike trails	We are good with what we have
Parks and walkways	Walking and biking path
I like the park idea	Completion of the park/green space as presented.
A convenience store, liquor store and restaurants at some point around this side of the lake would be nice. It is tedious now to drive all the way around Main Street from Nobles to go to the corner store.	Not building anymore
Lots of greenery, trails and a park	Less amenities at the lake is better. We escape the city for more privacy and peace and quiet
Walking and bike trails. Community water source for cottage owners	Leave as is
Walking paths	Walking paths along major toadways to keep pedestrians, bicycles, golf carts, etc off toadways
I think the existing plan is great.	None
Park for young kids and as much forest remaining as possible	All amenities need to be closer to the main thoroughfare
Parks and paths	Leave trees alone for natural habitant. No amenities needed
Less new developments	Store
Don't add in to an already nice quiet subdivision	Treed lots, and walkways
Park, toboggan/zip line hill, walking paths, gathering area	No added amenities are needed

What are your thoughts on the linear street design's benefits and potential impacts?

no interest	To much traffic from increase in population
Too many lots	Traffic will be way worse. The mayor campaigned on not pushing development and now here you are
Terrible idea. The proposed plan would urbanize a beautiful area of candle lake and push traffic into existing areas. Keeping traffic on poplar all the way to Simon Lehne would be better	I was happy with the street design
I am concerned about the increase in traffic, especially speeding, through birch and across poplar to willow. Traffic will definitely increase as those units are built and filled. We enjoy being away from the high beach traffic in Hayes however this roadway is going to heavily impact that. Beach traffic coming from Andrew's will make use of it as well. We will need lots of speed bumps and cross walks to ensure safety of our kids.	Too crowded, too much traffic already on Simon Lehne and cannot manage traffic from 90 more cabins
Too much traffic on Simon Lehne already.	Good
The subdivision as a whole will create a large influx of traffic on an already congested street. The access points also appear like they will make two smaller, residential roads into access roads for a large number of new residents. The current road maintenance provided by the village would not make the increased traffic sustainable.	No capacity for Added volumes of traffic
Would prefer own entry off of Simon Lehne instead of Holiday Drive	We would like to see Poplar Street extended to Simon Lehne Dr. And also eliminate the two streets coming onto Holiday Dr (Jack Pine Dr and Tamarak Dr) We feel that this would eliminate all the extra traffic on Holiday Dr. But we do like Poplar Street extended to Andrews Ave, that giving us a 2nd exit from Holiday Acres
Width of roads need to be wider	Turning (White) Pine place from a cul-de-sac into a through road with 2 connections is unacceptable
Good idea	The design is terrible. Puts too much traffic on existing streets affecting existing residents. Makes it a lot harder to maintain the streets. Poplar St should connect to Simon Lehne.
Well thought out. Parking will be a concern	Why not make poplar street connect to Simon Lehne instead of making Pine place a major thoroughfare
It seems good	No benefit
Am concerned with the amount of traffic that will be added to Simon Lehne. I see Andrew Avenue on the plan but it does not show where this avenue branches off from? I assume this roadway will be used by most residents coming into the subdivision but still see the issue of increased foot traffic crossing Simon Lehne to get to Waskateena beach. As a resident in Nobles Point Marina it is already frustrating with the slow traffic, road sharing occurring now. Has this been considered in this plan? People will exit their corresponding street at the nearest point to Simon Lehne - do not see them going all the way around d andrew avenue to get to the beach.	We are directly impacted as we live on White Pine Pl (you have made a mistake by showing it as Pine Pl) we are opposed to the current plane due to the 2 extra roads that will be using our roadway to get into these lots. As it is a small road with only 9 dwellings on it to have 2 additional entrances will totally add alot of extra traffic to this existing roadway.
Positive	Do not think it will benefit anyone
Excessive traffic and clear cutting the lots.	Too many lots. This looks like a City development.
I think it fits nicely with our existing streets.	It's a joke, only One block on Simon Leone to be widened.
I think the potential increase of traffic down holiday drive and Simon lehne in general is a downfall, there are SO many young families in the area and increased traffic on a street that is already crowded is not ideal.	more traffic needs to be diverted away from simo lehne and onto Andrews Ave.
92 more homes and the effect on the Sewage lagoon as well as the current landfill + proximity to Waskateena beach and the capacity of that area.	The proposed street design has a huge impact on the existing residents at White Pine Pace and Holiday Acres. Both Pine Place and Holiday Acres enjoy a quiet neighbor with little vehicle traffic making a peaceful place to live. By adding 5 new roads to these areas (2 off Pine Place and 3 off Holiday Drive), the traffic in these neighbors will be massively increased. The developer needs to change the plans to extend Poplar Street directly to Simon Lehene.
Why make this city like there is too many people here now	I feel that non linear, or one entrance streets, would help to slow down traffic. Many of the existing streets in the area are already cul de sacs or similar, which helps significantly to cut down on speeding and dangerous situations. I am very disappointed to see that several of our existing dead end streets will be added onto to make a cut through from Simon Lehne to Steen. I would rather see only entrances from Steen to minimize the traffic impact on Simon Lehne, which is already too busy for current infrastructure
Not sure	I don't live there so no thoughts but if I did live there I would not be happy with increased traffic/speeding.
Fine	It blends in well with existing streets
I think there should be one main road running through the subdivision coming off Simon Lehne. Along this road would be a "linear park" to be used by non motorized traffic and allow access from the entire subdivision to and from Wasketena beach. This would keep pedestrian traffic off new and existing roadways and allow people to move all the way from Dolly's Path subdivision over to the beach without having to walk down Main Street. Connector paths from Hayes and Holiday acres could then be developed yo feed pedestrian traffic from those areas onto the newly constructed walkway.	More traffic when not needed
Eliminate the cross streets between Holiday Drive and White Pine Place. Make access to the lots with a cul de sac design. The new neighborhood would be quieter.	Not understanding what exactly a linear street means as space is restricted along Simon Leyne
Good	

What types of amenities would you like to see in the proposed 3.4-acre park, such as playgrounds, gathering areas, pathways, etc.?

parking? Have you given any thought as to what the people want or is it that you want it?	Park is a good idea in the space but not the additional cabins.need to maintain the trails in the forest area, these are well used in both summer and winter especially when the weather is very windy and cold provides shelter.
Larger park	Park is a good idea in the space but not the additional cabins.need to maintain the trails in the forest area, these are well used in both summer and winter especially when the weather is very windy and cold provides shelter.
Why would you build an urban style housing development by cutting all the trees down especially in a park area. The last thing residents want to look at is a parking lot and bright lights all night.	Playground, firepits
Park style is good, winter skating is a great idea, community firepit and covered picnic areas will be good. I could see that being misused on long weekends and who is going to maintain it/control it. We already see another of garbage and intentional vandalism over Long weekends.	Park plan is good as presented provided it is paid for/ maintained by developer
This area would be better served as a forested area. The lake already has wonderful parks in public areas. Creating a park, while wonderful in theory, would only act as another increase in traffic to the area that isn't sustainable. It would create congestion for parking. If a park is that important to the development, remove residential lots and provide proper parking for the area. People that have residential properties rarely, if ever look for additional fire pit or picnic areas. In all honesty, having an area for kids to explore nature and use their imaginations is far more important than a zip line or a play structure. Most of these amenities already exist and are readily accessible.	Does the developer even own the reserve land R2? If they don't why is it being developed?
Playgrounds, pathways, still enough area of the forest	Leave as is , wild
Skating loop winter walking trail summer	Of leash park?
Disc golf, day picnic areas, benches, bicycle trails	Parking for amenities
Playgrounds, pathways, something for winter such as a skating area. Plan looks good	None
Playground	Pathways through the forest
I like the proposed park the way it is	More buffer green space between subdivisions.
Swings and zip lines are my children's favourites. We are close and would frequent this park. We love the current trails and quad paths so would love to see lots of trees still	retention pond for year round activities
Seating area, playground, wild flowers, shade trees, grass area for games	The park looks nice.
Playground	I would rather see the forest left in its natural state. I am extremely sad to see that the plans are to remove so much old growth. Leave some hiking paths in the bush and let us use it as we already do.
A playground and that is it!	Cancel project
Playground, pathways, running trails, drinking water stations and 4 season bathrooms	Park for playing and gathering
Looks good	Park/green space as presented and walking paths
Swing set of some sort with individual swings, not just a saucer swing.	Nothing done but natural forest
None natural forest green space	I would 100% keep it bush with walking paths through it. People come to the lake to enjoy nature and peace and quiet. If anything, a small or regular sized playground can be located in it. But don't develop the whole bush area
Pathways	Spray park
None, save the existing forest	I suspect the majority of this new subdivision is going to be clear-cut, like we have seen in Steens and Van Impe. I think the existing green area should be kept as-is to preserve a piece of natural beauty. If we develop this area, we will soon have no natural woodlands left in the village.
Don't put them in	Left as the forest
Park, toboggan/zip line hill, walking paths, gathering area	Nothing buried deep in the neighbourhood with no parking
Don't want it! Too far inside the subdivision. Needs to be more open and seen from the main roads	Fire pits, bbq area, walking trails that connect with in place ones.

Do you have ideas for enhancing the pathways or recreational/gathering areas?

Where is there any place for parking?	Benches and garbage cans along oathways
Don't add any	Library, flower beds, dog watering stations
As previously mention, recreational gathering areas are not required and serve others outside of the area more than any residents within the neighborhood. Taking away the natural beauty of the area cannot be replaced with a park or a walking path.	No
More parking spots	Add lights
Lighting and accessibility	We absolutely need more paths and trails. This subdivision forces people to walk on the road. Make the buffer bigger along Andrews and include a walking path.
Level walking and biking trails. Easy to walk on	Do No develop,therefore no need to change
Lighting is important	Not at this time.
Gravel walkways and bike parhs	Leave it natural. We need to leave old growth habitats alone.
Saving as many trees as possible	All is good the way it is
While it looks very nice and the amenities are nice but gathering areas are not needed when you have your own space and will not be utilized by the residents who have lots there. Most are at the lake for quiet and nature and with the beauty of Xandke lake we should not need a constructed all in one suburbia!	No opinion
No	No
I'd like to see some increased longer trails, we enjoy the long trails through this section of forest every weekend and will miss them	Leaving it as is now
ensure walkway is the entire distance of Simon Lehne....not just in the new development	Leave it alone
Picnic seating	There are few east-west pathways in the plan. See my comments above for input on moving pedestrian traffic through the subdivision to the beach.
Leave the forest reserves alone	Leave as is
Keep the walking path in the trees. The walking path to Nobels along the road is boring.	No
Maintain the existing trails that connects to Andrews Avenue. Wildlife live in this area as well.	Need to be wide enough for two groups to pass. Village built path along main st and highway that is too narrow!
Workout equipment	Gravel not paved.
Maintain trees	Leave alone
I would like to see the existing pathways preserved with new lots backing onto the buffered tree walking paths throughout. That would make it feel more like a resort village development as opposed to a city development.	A better pathway along Simon Lehne Dr
Installing lights. Better parking	

What excites you most about the Lakeside Retreat subdivision?

It doesn't, the surrounding permanent residents have concerns regarding increased traffic and crime.	Nothing given the current plan. Just another city style development. Cut the trees all down and plunk houses down. The potential to develop a beautiful area that works with what there is much preferred
Park in our area	Nothing
Park	Nothing. It's a cash grab
Location and lots	Another area to explore
The park	Playground
Access to parks and pathways	I'm not really in favour of more development when the streets aren't built for it to start particularly Simon Lehne, too narrow
A possible park and that's all. We are sad to see so much green space removed	I'm very concerned that this development will hurt the current residents of the subdivision. While I understand the desire to profit on the land, the only real benefit is to the developer.
Availability of lots for sale	Nothing
Nothing excites me about it.	It does not at all.
Opportunity to buy a lot.	Nothing
An opportunity for a park for my kids	Nothing at all. I love the natural forested area with tree and homes to wildlife.
Location, community areas	Nothing really as the main road Simon Lehne is already a busy road so to add an additional 90 some lots will make this roadway extremely busy. Plus it is not that wide if a road for walking traffic, which is already very busy during summer months.
Nothing	Nothing it's shouldn't happen we already have division that aren't finished
New growth	Not much.
Not excited about it	currently nothing
I understand this is private land zoned for residential so the development will proceed. However, the proposed roads need to be reconsidered as the current plan is very invasive for the residents in Holiday Acres and White Pine Place.	Nothing.
No opinion	Has the greed taken over. We will soon be another dead overcrowded lake like Emma Lake
Nothing "excites" me about this development	If it was not built
Opportunity to be part of a new neighborhood at candle lake	New parks and lots for sale
Right now nothing. If it isn't done right my property values will go down	At its current plan, I am not excited at all...toooo much traffic coming into Holiday Drive
Nothing	

Are there potential challenges with the design you would like to address?

Parking, overpopulation of the area, increased traffic on simon lehne and Holiday drive.	Not to open traffic on poplar going to willow
Too many people added to an already busy community	Please reconsider putting so many lots and tearing down a forested area
What about the additional strain on village infrastructure. We all ready have enough stress on the lagoons as an example	The village is not in a position to support continual growth. While you indicate the tax base will be increased, and therefore keep taxes low, that is not a reality. The lake has seen a large influx in property development and there has been no positive benefit from that increased tax base. We have watched landfills and lagoons struggle, and business struggle or be replaced with RV parks. I understand the desire for people to have access to land to build and be a part of the community, but it needs to be done responsibly. This development doesn't align with that in my opinion.
Own needs own entrance off of Simon Lehne	Yes change the name of poplar street as there is already that name, change to black spruce street
Parking	Parking and co-existing with existing subdivisions
Parking at the park	Street width for traffic
Some challenges have been mentioned previously - other points both developer AND the Village need to consider: there are no businesses here at the lake to support this type of population growth. Seems any small business now does not have workers - they have no place to stay. Small apt block? Roadways now are heavily used so key corners need better traffic control, ie Main Street and highway. One can sit here at high season forever to turn into highway. Assume most of these residents will be using the lake. The public dock at Nobles will potentially be used more - this road is in terrible shape and more vehicle traffic will not help. Why is this not paved????? Understand wastewater lagoons are near full - how is this being addressed by the Village now that more permanent residents are being added? The developer should be informing people of this plan as it affects all through their taxes. Seen in some posts that protected animal species will be affected with the development. Has this been considered? Are there migrant paths of any species ie deer that will be affected? There are several foxes along this area also with dens - where does their food supply come from then?	It won't. It will create further strain on an already strained infrastructure
More access roads directly to external roadways	The lots are small. I'd like to see footprint limits to minimize clearcutting of the lots.
Lots look very small	I'm concerned about the traffic increase and loss of beautiful forest. We specifically purchased our cabin close to this area because we enjoy the privacy and division from a lot of the more condensed cabins. I would ask or hope that there might be a way to keep a chunk of forest there along the south side of the subdivision against holiday drive.
Nope	They destroying of the natural green space
traffic on Simon Lehne	Increase in traffic should be diverted to Andres Ave.
Yes	Our quiet street will be busy because it's being hooked into
Some of the lots are really small. This makes it challenging for visitor parking, storage and having treed lots.	Many - too much traffic as is, garbage and sewage capacities are already at capacity.
No	Many - too many people for our infrastructure now, increased taxes to cover cost's unacceptable & added growth will make it worse
Extending Poplar Street to Simon Lehne Dr and eliminate streets to Holiday Dr.	The streets
Street lay out. Was the a study done on the affects to the water supply with all these new water wells or the effect to the lagoon system.?	It looks like the R2 reserve is incorporated into your plan. How?
Don't need it	Simon Lehne is narrow and with extra traffic, potential for Hazzard with pedestrian traffic
Noted above.	It shouldn't be considered
Yes. Additional traffic, clear cutting of these small lots and a City feel. Make the lots larger like Heritage Grove.	Don't develop, therefore changes aren't required
drainage, traffic flow, bike routes	The proposed roads. There is no reason to have a road that connects to Hanson Place or to the cul-de-sacs at the end of Holiday Acres or within Pine Place. Extend Poplar Stree to Simon Lehene and lessen the impact to the existing residents.
I would like to see less traffic impact. One entrance streets. More natural areas left.	Yes the plan itself
No	Yes everything about the development
I would like to see the 3.4 acre park area for the most part be left bush. With walking paths. A giant park complex will invite people from other neighborhoods and will only increase traffic	No
I do not like the flow of traffic out of this subdivision on to existing streets - White Pine palce and Holiday Drive. I think there should be one exit out to Simon Lehne, along with a pedestrian path as described above.	Scrap it. Wake up people. Two many people in one area
Yes.....make lots 4x bigger to reduce the traffic. And do not bring new trafficce onto Holiday Drive And white Pine. Traffic should all be from Andrews! Simon Leyne is already congested with traffic and pedestrians.	The access from Holiday Drive and White Pine Place will cause a lot more congestion.
traffic congestion, pedestrian safety	

How do you envision the Lakeside Retreat subdivision contributing to the growth and well-being of Candle Lake?

It benefits you and the council not the permanent residents of Candle Lake. Business will suffer during the winter now that most of the permanent residences are gone. Most people are seasonal people. How does this benefit the businesses or the community?
More outdoor facilities for everyone, community space can help people get to know each other. Maybe infrastructure service improvement such as water n sewer as this community grows.
More full time residents
More revenue
It will definitely contribute to the growth not the well being.
More taxpayers, better use of land, better and more accessible walking and bike trails
More cabins are needed. It's a popular place.
tax base
Na
Actually listen to concerned residents
We love it here, and would like to spend more time here throughout the year. We have been hoping that a new subdivision would open up. I would imagine that other rv owners would be interested in considering this area for 4 season cabins or permanent residence.
Not well
It doesn't
None
To much Traffic and car traffic and also boat traffic
it is going to overall harm the lake, it is going the bring an additional 4 to 800 people a day, 100 to 200 cars a day and potentially an additional 100 boats to the lake, harming the water quality, increasing noise and air pollution. damaging the roads ans over taxing the delicated balance at the lagoons.
Development is welcomed, but impact to current residents to the village needs to carefully considered.
Other than the possibility of more tax for the village, I am very disappointed that there is continuing expansion. The lake is already extremely busy and I would rather not see more development take place. I come to Candle because I love the quiet. If I wanted growth and more development, I would go to Emma or Waskesiu
Tax revenue
Negatively
I think it will contribute well to the area overall, as long as it conforms to modern development standards and has a lot of considerations to being at the lake vs a city
I am not against the development of this property. However, I hope it can be done with minimal disruption to the existing subdivisions. Again, simply having one access road in from Simon Lehne, instead of the two new north-south roads would go a long way to addressing this concern.
If done properly it will add value and increase my property value
tax base

None
Beyond what I've said above, the assurance that the development would benefit the business opportunities of the community, that is not true. The tax base and population 20 years ago supported a more thriving and vibrant community. As land has been developed, business has not improved and we've seen several business start and fail to thrive. Adding this subdivision will do nothing to benefit any current resident, full or part-time. It will destroy a beautiful, natural area of the lake that will never be reclaimed. The charm of the lake is the quiet retreat that is slowly being urbanized without the proper municipal structure to support it.
Good
Something more to do
Tax revenue
Tax revenue and local business support
Opportunity for new lots is always welcomed for future building opportunity. But I would ask that there be some sort of bylaws or something required for lot purchasers to retain some of the natural forest on every lot.
Over population with improper infrastructure
It won't. It will create further strain on an already strained infrastructure
Making it busier than wanted
There are enough properties for sale for those that want to own property, do not need a new sub-division where it is already crowded. If there is interest, go to the other side of the lake where there is space.
Helps with new tax revenue
Just another urban style development. I have never heard so many people upset over the negative impact of this development.
Will only add confusion and overdevelopment
I believe the town should address current sub division issues before expanding to new ones
Create an exclusive large lot sub division. Less pressure on all services.
I don't see it as contributing. I see it an increase use of the already taxed sewage lagoon and dump, increased traffic on Main Street and Simon Leone, overcrowding on Waskateena beach and too many boats on the lake.
By development leaving the lake
New homes = tax income and possibly more full time residents to support local business.
I don't
Just an over crowded traffic congested area
Grow not needed
I feel the size of this subdivision and the amount of lots will make the area severely congested and bottle neck towards accessing the lake

Is there anything else you'd like to share regarding your vision for this community?

Please what ever you do do not clear cut the area. Allow people to purchase their lots and create their own dream cabin	No
I think it will be fine as long as traffic flow is controlled and kept away from the small streets where people have been for years and appreciate the quieter areas.	No
It is disheartening to see posts involving residents of Candle Lake stating they do not feel heard. The Village perhaps has an opportunity to better communicate to ALL those coming and living at the lake on new developments and how the Village will accommodate these additions. Seen references to "the issues experienced at Emma Lake" through rapid growth - are other Lake communities summoned on any struggles/challenges they experienced going through the same changes? The price of lake front properties is now ridiculous here so hopefully new development allows young families to afford enjoying vacation and family living here at Candle Lake.	I am not overly excited about the high density. My vision For owning a lot/cabin is for it not resemble city living with your neighbours so close.
No	No
How do we get on a future list to purchase lots in the phases?	Too many people
I see a lot of people against it. It's hypocritical to say that as well when they already have places here. The lake will always grow in some respect so it looks like a good way to do so.	I'm not against measured growth so that everyone who wants to share in the beauty of Candle Lake is able to. Unfortunately with this proposed subdivision, as well as others, the lake is growing faster than the infrastructure can handle. How will approximately 100 new septic tanks impact the lagoons? How will the increase in septic vehicles on the road impact the need to repairs and maintenance? How will the increase in traffic affect the safety of the residents utilizing the roadways? What will the impact of a park be for residents in terms of parking and privacy if it is built as a destination area? Can the landfill support the garbage of an additional 100 residences? These might not be your direct concerns, as you just want to build a subdivision and be able to profit from your work (and the financial risk) you're undertaking, but I hope you can appreciate that while you propose that this will be a positive thing for the community, we have a lot of hesitation as we have been impacted by the continued expansion of the lake. Our frustration comes from a place of love because this is a special place to do many people and having that eroded is very hard to see.
I hope that the subdivision will continue to keep candle lake thriving while ensuring that there is still forest remaining and space for the animals that currently live there. I just would love to see some trees kept along the holiday acres side of the property.	Develop other undeveloped lots before building another subdivision
No	Just reiterating - overall disagree with the idea of having a new sub-division in a busy crowded area.
Keep lots of trees, increase the size of some of the smaller lot sizes, and community water/sewer would be ideal.	No
Better design of walk ways	Get the investment from developer up front
Landfill already at capacity, more homes accessing our water supply, more traffic on Simon Lehne,	I do not opposed growth or development in the are. Although anything that will negatively affect existing residents shall not move forward. Changing out Street will have many impacts on traffic, potential crime, safety for my children, the current seclusion in f the quite street, and property de-valuation.
Overdevelopment already. Will ruin the lake.	My vision for Candle Lake would be for our council to take the time and effort to repair and fix the existing water, sewer, forest and vandalism issues and make this town a really beautiful place that we can all be proud of.
Is there infrastructure to accommodate the extra need for water hauling. There will be extra strain on the already suffering septic lagoons	The destruction of a beautiful forested area and anger from the surrounding residents.
As noted above.	Leave as is we do not want to become a Emma lake or Waskesu
need to be more community consultsrion	I think it is just plain greed on the developers. Candle Lake is losing it appeal of being a place to get away. If people want to be at Waskasu or Emma Lake, then go there.
Leave the lake along we do not want a waskasiu aka slew which is where we are headed this is the most loaded survey I have ever read only speaks to accepting the development no where to check no. I do wonder how much kick back is going to Mayor pocket just like dirty land deal in Martinville that got him into lots of trouble amazing how he has paid google to clean up all references to it. What a slim ball	No
No	Please do not build this. The lake is bursting at the seems already. The beautiful natural candle lake is being destroyed by money and greed. Candle lake is getting a bad name of being too busy.
Against it	Although the Mayor has publicly stated that he would like CL to be the next Waskesiu,I don't share that vision.
No	Cancel it
We need to slow growth and leave the forest as is instead of clear cutting for new development. There are many available lots for development now as is.	No
steady growth is necessary for economic survival	Lots need to be much much larger in order to reduce the amount of traffic. Can it not be like the areas developed off of Andrews.....none of those lots feel like they are "in your face" and are set back far enough off the street for privacy and noise control



Lakeside Retreat <lakeside.retreat.cl@gmail.com>

Concerned Holiday Acre Resident

Russ Palmer <palmer.russ@gmail.com>
To: lakeside.retreat.cl@gmail.com

Sun, Aug 27, 2023 at 12:20 PM

Dear Developer,

We reside in the serene neighborhood of Holiday Acres and hold a deep fondness for its tranquility. This community has been our children's upbringing haven, where they could freely explore on foot, cycle with joy, and play without worry due to the minimal traffic within our secluded enclave. The absence of heavy vehicular movement, combined with the natural beauty of the forest to the North, has crafted an environment of peace.

We acknowledge the ownership of the land to our North and understand the inevitable residential development it might undergo. However, we earnestly request the developer to reconsider the current road proposal. The plan, as it stands, introduces three new road connections from Holiday Drive, which could potentially disrupt our neighborhood's harmony. The initial influx of construction equipment, followed by the traffic from new residential lots, threatens to transform the quiet Holiday Drive into a bustling link to Simon Lehne, disturbing the very essence of our tranquil community.

We strongly urge the developer to reevaluate the proposed roads and their potential impact on the existing neighborhoods. While we're not experts in this field, we propose that extending the new Poplar Street and connecting it directly to Simon Lehne might present a less intrusive alternative. This adjustment could potentially reduce the burden on Holiday Drive and maintain the serenity we cherish.

As residents situated at the intersection of Holiday Drive and Hanson Place, we're puzzled by the suggested extension of Hanson Place northward. Given our vantage point, we question the necessity of this particular addition. It might be worth considering other options, such as eliminating this road extension to accommodate additional residential plots.

In conclusion, we approach this matter as concerned neighbors who deeply value the charm of Holiday Acres. Our intention is to preserve the unique character of our community, and we urgently request a reconsideration of the proposed road changes. We hope the shared dedication to upholding the peaceful nature of our neighborhood will guide the decisions made moving forward.

Sincerely,

Russ Palmer

Proposed Lakeside Retreat development

ronsowinski@sasktel.net <ronsowinski@sasktel.net>

Sun, Aug 27, 2023 at 5:35 PM

To: lakeside.retreat.cl@gmail.com, tkostyna@candlelake.ca, jattig@candlelake.ca, jbarczai@candlelake.ca, dhunter@candlelake.ca, smorley@candlelake.ca, cao@candlelake.ca

I attended the open house for the proposed new subdivision yesterday and spoke to Mr. Whitford about our family's concerns. Thank you for hosting this event and allowing us the opportunity to provide our input. I would like to take the opportunity to provide you with a written communication of our concerns and suggest some possible ideas to mitigate those concerns.

Concerns:

1. The current proposal funnels significant traffic from the new development on to White Pine Place and Holiday Drive. White Pine Place, particularly, is currently a very quiet street with a total 7 properties. Providing access for all this new traffic to flow on to these streets has many people concerned. The new residential traffic, septic trucks, construction vehicles and service vehicles will drastically increase the traffic on these existing streets destroying the quiet nature of our neighborhoods.
2. In the spring, White Pine Place is filled with frost boils. At various times throughout the year, large pieces of timber can be seen poking out of the roadway. Like many roads in Candle Lake, White Pine Place was not properly built – probably brush-matted and covered in clay. Now, as that brush mat rots, it creates the frost boils and rotting timbers poking through the road. Putting more strain on the roadway is going to make matters worse. We do not have personal knowledge of Holiday Drive so cannot say if it is any better in the spring. However, we do know that White Pine Place is a mess until the frost comes out of the ground completely.
3. From the looks of the plan, and my knowledge of the layout of the area, it looks like a substantial portion of the drainage from the new subdivision is going to have to flow down White Pine Place and Holiday Drive. The current drainage is not sufficient to handle this increase. There are already many drainage issues at Candle Lake and this may create another one if not properly addressed.
4. There is no east-west flow for pedestrian traffic in to and out of the new subdivision. Waskateena beach is a major attraction and all the pedestrian traffic from this subdivision to Waskateena will flow out through White Pine Place and Holiday Drive. There is no provision for pedestrian traffic on these streets which will create more dangerous areas for pedestrians. Simon Lehne is already a major problem for pedestrian traffic, so a proper way of getting people to and across that roadway is required.
5. We had always anticipated that this piece of land would be subdivided. In our minds, however, we always envisioned lots on the other side of the road facing White Pine Place, creating a peaceful, residential neighborhood. Having side yards facing White Pine Place and turning it into a major access road is definitely less appealing.
6. Creation of the park brings about concerns of night-time usage by the rowdier elements of the lake. We have all seen the antics with the traffic signs on long weekends. Creation of this secluded, protected gathering area seems like we are asking for trouble.

Potential Solutions:

1. Provide access to the new subdivision via a new road entering off of Simon Lehne, parallel to White Pine Place and Holiday Drive.

- a. This road would simply be an extension of the proposed "Poplar Street".
 - b. This would prevent the traffic from funnelling out onto White Pine Place and Holiday Drive, thus eliminating concerns from many existing residents.
 - c. Proper drainage could be built into this road, thus eliminating the need to use existing, insufficient drainage systems.
 - d. This could allow for "front-facing" lots along White Pine Place instead of side yards. This would make White Pine Place feel more like a residential neighborhood and less of an access road for the new subdivision.
 - e. This would serve to limit traffic on White Pine Place and help address the poor condition of the road in the spring. It would do the same for Holiday Drive if it also experiences the frost boil issues that are present on White Pine Place.
2. Establish a "linear park" along the entire length of Poplar Street by creating a pedestrian walkway, something similar to what has been done along Main Street.
 - a. Perhaps this would satisfy the green space requirements, removing the requirement for the park, thus creating room for a few more lots and eliminating the concern over the secluded park.
 - b. This path could be used to complement the system of trails that is being developed around the lake. Links to Main Street and the golf course could be developed by the Candle Lake Trails Advisory Board. Linking to Aspen Grove and Candle Pine subdivisions could also be established allowing them an enjoyable walk to the beach.
 - c. If done properly, this could address some of the problems that exist with Simon Lehne and pedestrians.
 3. Leave the existing municipal reserve at the end of White Pine Place undeveloped and instead use the existing trails within that reserve to link up with the "linear park" described above. Links could also be built from Holiday Drive.
 - a. This would leave a portion of the old growth forest for people to enjoy instead of eliminating more trees.
 - b. This would link the Hayes and Holiday Acres subdivisions to the linear park, removing foot traffic from portions of Simon Lehne making it a safer street for pedestrians and vehicular traffic.
 - c. There are existing trails through that reserve that could be utilized to establish links to the "linear park", thus reducing the potential costs to develop

We hope that you take these concerns under advisement and ask that you consider them to minimize the effect on the current residents. We hope that we have not only expressed concerns but also offered constructive solutions to mitigate them. While we are all sad to see this area being developed, I think we all knew it would come someday. I hope we can find a way that we can all be satisfied, as best as possible, with the final design.

Respectfully,

Ron and Estelle Sowinski

15 White Pine Place



Feedback on Proposed Whitford Development

Jorgenson <jajorgenson@sasktel.net>

Sun, Aug 27, 2023 at 2:40 PM

To: lakeside.retreat.cl@gmail.com, tkostyna@candlelake.ca, jattig@candlelake.ca, jbarczai@candlelake.ca, dhunter@candlelake.ca, smorley@candlelake.ca, cao@candlelake.ca

Cc: dsawatzky@myaccess.com, dmnobbs@gmail.com, dave stewart <marg.Dave.stewart@hotmail.com>, purplepix_e@hotmail.com, Mary.claude@sasktel.net, almccallum@sasktel.net, timmay@sasktel.net, djsather11@gmail.com, karl.schafer <karl_schafer@hotmail.com>, Kathryn Berg <kgberg@shaw.ca>, Todd.jarvis@sasktel.net, stanschroeder@sasktel.net, imk@sasktel.net, Palmer.russ@gmail.com, murrayfix@gmail.com, rbr@sasktel.net, rpkane@sasktel.net, prapin@sasktel.net, jprokopie@sasktel.net, malcolmsmith@hotmail.com, laurielehne@hotmail.com, sawyer.ken@gmail.com, dowhay@hotmail.com, downersweldingltd@sasktel.net, jdowner@sasktel.net, daoustfarms@yourlink.ca, ergo2010@live.ca, Ed.merrill@sasktel.net, Gino Santoro <ginosantoro10@hotmail.com>, jdblmb1973@gmail.com, jhonch@sasktel.net, rayjones@sasktel.net, Dawn Duliak <dmduliak@gmail.com>, dr.painter@westhillmedical.com, Ron Sowinski <ronsowinski@sasktel.net>, garvenhome@icloud.com

This email is my family's feedback on the proposed Whitford development. Thank you to the developer and village for encouraging the open house and for accepting our feedback. This email is to the developer, the Mayor and Councillors, the CAO, and we've also cc'd a number of residents. The Village needs to hear directly from residents, in addition to getting feedback from residents via the developer. This is too significant of a development to have all comments get back to the Village only through the developer and their consultants.

Our family would love to see development slow down at Candle Lake, and would love to have that stand of trees south of us stay as it is. However, we accept that growth is occurring and that the property will ultimately be developed.

However, minimizing negative impacts to existing residents needs to be a priority, and the development as proposed will have significant negative consequences to those north and south of the development.

Our first priority - extend the new road, Poplar Street, through to connect with Simon Lehne. The existing plan would see all construction traffic, septic trucks, snowmobiles, cars, truck and boats - all traffic heading east, use our existing roads (White Pine Place and for those south of us, Holiday Drive). That is unacceptable, when there is no reason the new road (Poplar) can't be extended directly to Simon Lehne. Please please please, do not take away our cul-de-sac so that the developer can build and sell new cul-de-sac lots to new residents, that is unreasonable and unfair to us. The development can easily be tweaked such that our cul-de-sac has no new roadway connections, and ideally leave a tree buffer between us and the development and also between Holiday Acres and the development. Candle was never envisioned as continuous development - there are always buffers between developed areas.

If a buffer isn't possible, and the lots are developed across the street from us, we'd prefer their frontage on White Pine Place. Having a lot on a cul-de-sac was our dream when we purchased, and we can see others feeling the same as they develop their lakeside retreats.

Our second priority - better walking connections. If Poplar Street is extended to Simon Lehne, it needs a beautiful walking path connection to Simon Lehne and the beach. A linear-park model would be awesome. Pleasant walking corridors are so important to quality of life - the ability to walk, safely and peacefully should help the developer sell the vision of this development. Also, Simon Lehne walking paths badly need an upgrade, they are scary most summer weekends.

Our third priority - the park, as proposed, seems like it could use some more thought. Having a destination park so far away from a main roadway could have unintended consequences, parks like that can be an attraction for bad behaviour at night when there aren't enough eyes on it. Our suggestion is leave it as a treed area if it stays where it is (a lot of people use those trails as they are), and if the Village and developer want a developed park, move a portion of the land (leaving the existing buffer at the end of White Pine Place where it is), and develop a smaller park area adjacent to Simon Lehne. A smaller park will be less expensive for the Village to maintain long-term.

Our fourth priority - bigger lots. Bigger lots will attract a higher level of investment. This is a premium location, why not go for a premium product?

Thank you again for allowing the opportunity to provide our feedback and we look forward to ongoing dialogue.

Jeff and Arin Jorgenson



Development between Holiday Acres/Hayes

mary.claude@sasktel.net <mary.claude@sasktel.net>

Tue, Sep 5, 2023 at 11:15 AM

To: info@candlelake.ca

Cc: lakeside.retreat.cl@gmail.com

To Council,

This is a followup letter from our March 29th letter to the Village.

Since March, we have now heard many concerns from many other cabin owners of this development. Some of their concerns were similar to ours but some were concerns we had not considered or thought of. The village administrators need to answer and resolve these issues for the cabin owners.

We have heard from many individuals as well as we are aware and experienced existing safety problems with pedestrian and vehicle traffic on the current state of Simon Lehyne. These additional 94 lots would exacerbate these problems substantially and increase the already higher risks with people safety. Would it not make more sense to fix these issues first before any expansion takes place?

Can the village infrastructure of the landfill, water supply and lagoon able to support this subdivision? How will these be affected by the greatly added usage by this new subdivision? If I understand correctly, the landfill and lagoons are almost at capacity now. Will the existing tax base be overly stressed to bring on expansion of these services before planned financial funding is in place?

The development will significantly congest both Holiday Acres and Hayes. Can these lots be made larger in order to minimize traffic? Maybe a series of cul-de-sacs onto Andrews Crescent would be a better balance of traffic flow instead of pushing all of the traffic onto Simon Lehyne and through Holiday Acres and Hayes. Andrews Crescent is very quiet and built with very wide ditches and good drainage which could much easier support the new development.

With regards to the designed playground, we do not think it is a good idea in that location. This is an area where the remaining old tree growth should be protected and treasured since the remainder of the old forest in this area will disappear with development. We believe a park with those amenities should be located in a more central area where plenty of parking and ease of access along with clear visibility (to avoid mischief) is essential. If the village wants skating, how about build it on the ball diamond and utilize readily available space and benches.

Regards,

Mary Coutts and Claude Ferré

Cc: Whitford Developments - Lakeside Retreat

Sent from my iPad

Please leave Trees as
visual / sound buffer in
municipal reserves bordering
Andrews Avenue. &

Jemine Yuzik

When I look at your proposed plan, I see
~~are~~ a large section of green space & many many
trees disappearing from our current subdivision.
This is obviously disappointing to our family as a
long time cabin owner at Candle Lake. This area
will become much busier with people accessing the
year round park and ~~new~~ cabins. In speaking to
the developers I don't feel that their plans anticipate
the impact to the current subdivision in terms of road
improvements & parking for the facilities proposed.

Angela Andrus, 11 White Pine Place

Our main concern is access to the new development through Holiday Drive. Added traffic would directly affect us. It is already in an awkward transitional crossing with the walkway to Wasketena Beach. We see the potential for increased incidence at that crossing with more traffic entering/leaving Holiday Drive, both pedestrian (kids) and

bikes! We are extremely
concerned about what this
does in terms of our
children's safety.

Quelsa Oliver
Karl Schafer
7 Hill Place
306 (290) 6353

My concern is
the traffic on Birch St
increasing and activity
from proposed park
area. Also parking and
supervision of park
attraction.

Dummer Lake Rd very
busy as is and more
traffic could require more
maintenance.

Thank You.

Engineering: Proposed walking trail north on
Simon LETHBRIDGE. Where do you find
room? Who's Cost?

Drainage: Where are you sending the
water? Often inadequate as is.

Sewer: Current situation is
subpar. How will that be
addressed for more demand?
Specifically.

Simon LETHBRIDGE has often minimal
room for heavy traffic. Cannot
more be sent south to Main Street?

This design sends another 40 (sf)
homes onto Simon LETHBRIDGE in an
approximate room space. In the
first stage.

Totally hate
this

No

frankS

1. VILLAGE COMMITMENT TO
IMPROVE THE ROADWAYS IN
THE ALREADY DEVELOPED NEIGHBOURHOODS

2. WITH THE VILLAGE IMPROVE
WALKWAYS ON SIMILAR LEHNS

- WHAT IS THE EXPECTATION ON
THE DEVELOPER TO ENSURE
THERE IS LITTLE IMPACTS TO
NEIGHBOURING COMMUNITIES?

Washroom @ Park

Green Space

behind the lots
that back up to

Andrews Ave.
is important

Terri McDonald

too much
change

need ~~se~~ lights
at junction lines
& main

too much traffic

This plan is horrible!
Why are there 3 new
roads connected to
Holiday Drive. This will
make Holiday Drive a
main entrance/exit to the
new area. You are greatly
ruining the people that
currently live in Holiday
Acres. ~~Why does Birch~~
Poplar street should go
directly to Simon Lehne.
Do not destroy Holiday
Acres.

CONCERNS INCL:

- ① OVERTAXING LANDFILL
LAGOON AT PRESENT
- DO NOT HAVE CAPACITY
FOR ADDED 94 LOTS
- ② LOSING TREE LINE
ALONG ANDREWS AVE
- ③ LACK OF SAFETY
FOR PEDESTRIANS ON
SIMON LETHE
^{TRAFFIC}
- ④ BEACH / MARINA
CAPACITY IS AT
LIMIT

⑤ COMMITMENT FROM
DEVELOPER UP FRONT
TO COVER COST(S)
-ASSOC W. NEEDED
INFRASTRUCTURE OR
-MORE TAX INCREASES

⑥ PARK DEVELOPMENT-
DURING PHASE 1 OR
2 ? WHO PAYS
THE COST OF IT?

WELL DONE

GOOD INFO

It looks great!

The green space +
walking trails will be
a great addition!

Paul Hayes would
be pleased!

☺

Thank you for taking
the time to create
this community involvement.
We are looking forward
to continued cooperation
with our community. Please
strongly consider removing
access to White Pine Pl
as it's a dead end
cul de sac with no
street/avenue access

like both holiday
acres and hayes
on the north. This
will severely decrease
our property values.

Thank you
Jesse Houch

I live on Hanson Place
and am concerned about
extending Hill Place and
Hanson Place going north
as a thro streets. Instead
— My wish would be for Poplar
Street be where it goes
out to ~~Simon~~ Lehne Drive as
infrastructure.

Make a linear streetscape to Simon Lehne.

Three roads feeding onto Holiday Drive plus 11 cabin fronts and then these feeding onto the ^{small} intersection at Simon Lehne is not a good traffic design.

Please, please take into consideration the current residents in these areas. We don't want roads connecting to our quiet streets... the main reason we purchased where we did. Please keep a tree buffer along White Pine. You can build and develop without depreciating our properties or ruining the privacy and enjoyment of our properties.

Thanks for hosting an
open house - we
appreciate you
listening to our
ideas.

Please don't open
our cul-de-sac to
the new development
(White Pine Place).

Aring Johnson

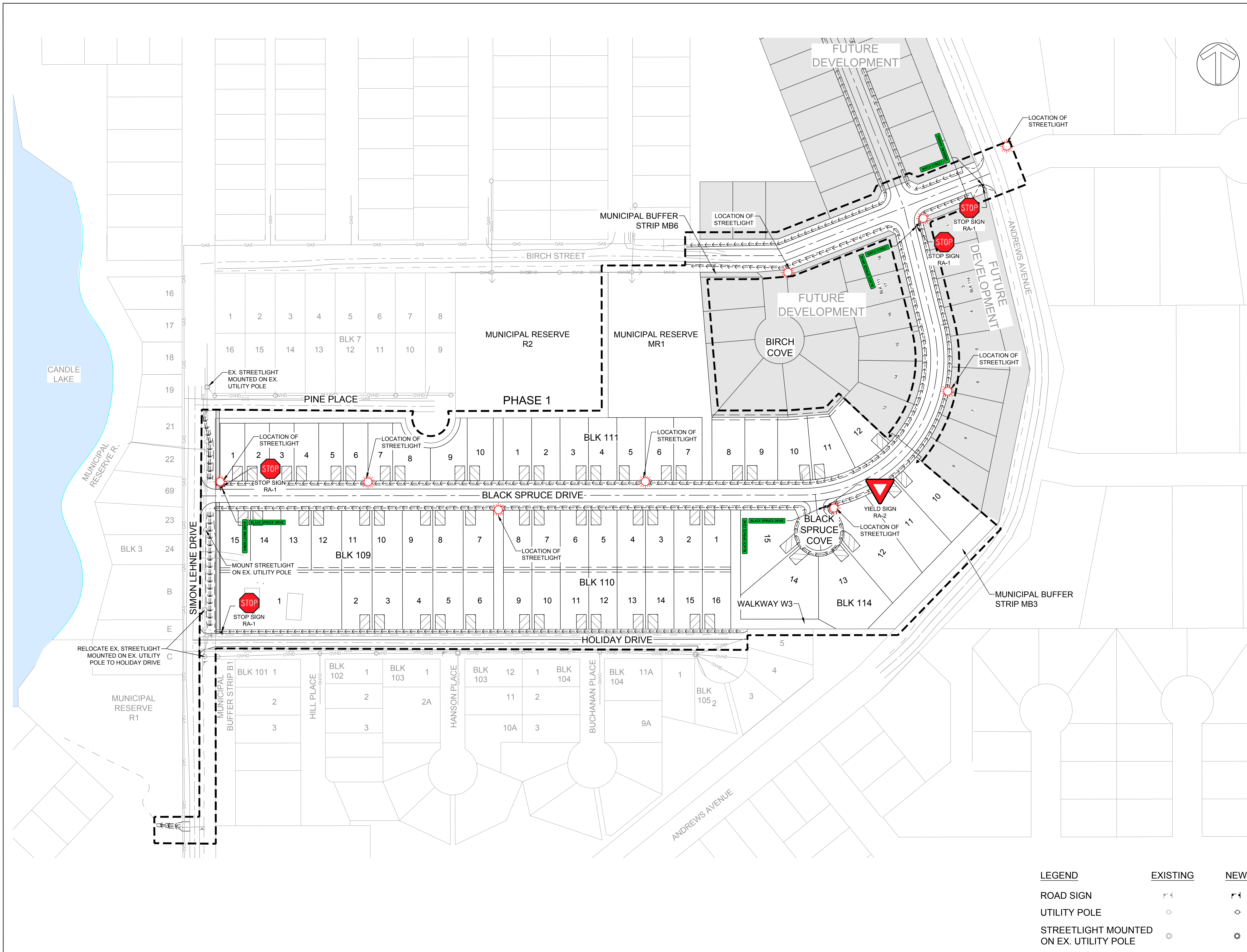
1) Please make a direct connection to Simon Lehne. It is not fair to put all westbound traffic onto our existing roads, or give the developer cul-de-sacs and take ours away.

2) Improve walkway along this development along Simon Lehne. Now is the time!!

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infrastructure.

Appendix I

Lighting Plan



OWNER

CLINT WHITFORD
PO BOX 10
SHIPMAN SK S0J 0H0

CONSULTANT

Landworks
Civil Engineering Ltd.

LANDWORKS CIVIL ENGINEERING LTD.
1815 RAE STREET UNIT 210
REGINA SK. S4T 2E3

SEAL

THIS DRAWING IS COPYRIGHT PROTECTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, EXISTING UTILITY LOCATIONS AND REPORT ANY ERRORS AND OMISSIONS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

DATE: FEBRUARY 08, 2024 SCALE: 1:1000
ISSUED BY: C. BIALOBYZSKI SCALE CHECK
DRAWN BY: A. MOLYNEAUX THE BAR ABOVE SHOULD BE 20 mm

ISSUED/REVISION			
ISS	REV	DATE	DESCRIPTION
B	0	20240208	ISSUED FOR REVIEW
A	0	20240202	ISSUED FOR PERMIT

GENERAL NOTES:
1.

PROJECT:
**SPRUCE GROVE
CANDLE LAKE**

TITLE:
**SIGNAGE / LIGHTING
PLAN**

DWG No. C-104
SHEET 4 of 14

ISSUE-REVISION
B-0

LEGEND	EXISTING	NEW
ROAD SIGN	⊞	⊞
UTILITY POLE	○	○
STREETLIGHT MOUNTED ON EX. UTILITY POLE	⊙	⊙