

MINUTES OF THE PUBLIC HEARING FOR PINE COVE SUBDIVISION  
HELD IN THE R.M. OFFICE ON  
WEDNESDAY JULY 8, 2015 AT 2:00 P.M.

**Present:**

Reeve: Greg Cardinal

Councillors:

Division 1: Kelly Cardinal

Division 2: Absent

Division 3: Grant Preece

Administrator: Laurie Lehoux

Division 4: Ervin Malanchuk

Division 5: Murray Dopko

Division 6: Larry Lantz

Reeve, Greg Cardinal called the meeting to order at 2:00 p.m.

Del Harder read her letter to the Council.

Murray Dopko, Division 5 Councillor directed a statement to Del Harder. "That's my piece of heaven." No one has ownership of the lake the RM of Loon Lake Council needs to provide access to the lake. Boat traffic, fish population and wildlife is Saskatchewan Environment's responsibility to police these things.

Both Saskatchewan Environment and Water Security Agency have approved the subdivision.

Trevor Derkatz asked what role does the Council play in approving of the development. The Administrator explained the steps in the subdivision process and who the approving authority is.

Greg Cardinal explained that there are off site fees that the developer will need to pay for lagoon development.

Wayne Garnier feels that taxes are high for the little services he receives.

Dwight Dalton want to know what other RM provide for services.

The Administrator explain that there is garbage pick up that the RM pay for, Snowplowing, Grading, and gravel of the roads and streets, Fire protection, Policing.

The Developer Art Huys stated that the boat launch is on his private property and that he built it.

Trevor Derkatz brought his property three years ago, he wanted a private property. He is concerned about the canal and the amount of boat traffic going by his property, bugs and algae growing in the water. Who will maintain the canal, the river leaving the lake is running and it has algae growing. How is this development going to benefit my property? I have all the negative effects to my property. How long will the work on the canal take? Is drainage off the lots allow in the lake? Will my trees die or fall into the canal? Who will make sure the developer does this in a timely matter.

The developer Art Huy answered some of Trevor Derkatz questions and the two of them will work together in regards to the trees and the banks of the canal. Water Security Agency will approve the work when done.

Mrs. Wilson supports the development, and people are looking for recreational property. My concerns are with the canal. I love the natural setting and try to protect the birds and wildlife, the private setting of our lot. The increase in boat traffic, the removal of trees where the canal will be located will lead to increased noise at our lot, reducing the amount of birds for bird watching. What is the plan to circulate the water in the canal? Will the canal be lighted and signed so children do not fall in? Concerns about digging a well will the canal effect the well?

Larry Lantz, Division 6 Councilor wanted to know about retaining walls for the canal to stop lots from falling into the canal.

Art Huys engineer will study the area to determine if there needs to be retaining walls on the canal.

Larry Lantz, Division 6 Councilor wanted to know what will keep the water circulating back to the lake.

Art Huys stated that he will install something to prevent ski-doo's from using the canal in the winter to stop damage to the culvert and reduce noise.

The only access is the lake, where will be no walkways along the canal.

Larry Lantz commented that these owners may find that their lots along the canal may increase in value.

Wayne Garnier wants to know if any studies were done on the well in the area. Art Huys stated that Community Planning asked for a hydrology study. Murray Dopko, Division 5 Councilor stated that all you need for a filter for a well is 30 feet of dirt.

**Adjournment 3:09 p.m.**

CARDINAL, K

That this Public Hearing for Pine Cove subdivision be adjourned.  
Carried

175/15

  
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Reeve

  
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Administrator