

# RURAL MUNICIPALITY OF KEYS NO. 303

Box 899

Canora, Sask. S0A 0L0

Phone: (306) 563-5331 Fax: (306) 563- 6759

rm303@sasktel.net

February 14, 2019

Re: Bylaw 01-2019

At the 2017 Annual Ratepayer Meeting for the Organized Hamlet of Crystal Lake, it was requested that a mail out be sent to all ratepayers of Crystal Lake if a proposal was made for a subdivision within the Organized Hamlet of Crystal Lake. Therefore, please see the attached advertisement for a Public Hearing to be held on Thursday March 7, 2019 at 1:00 p.m. in the RM office for the proposed Bylaw 01-2019.

## **Background**

Over the last couple years, a number of proposals has been given to the Municipality for parcel A and parcel B, Plan 102163126, known locally as “Black’s Beach”. Parcel A will be known in this letter as Sandra’s Development. Parcel B will be known as Dean’s Development. Most of the proposals were in contravention with either the Zoning Bylaw and Basic Planning Statement of the Municipality or *The Planning and Development Act, 2007*. In August, Sandra Jefferies held an Open House to gauge the support and opposition to her development.

## **1983 Data Base Study**

In 1983, the Municipality commissioned a report that was later known as the 1983 Data Base Study. When the Municipality updated the Basic Planning Statement and Zoning Bylaws, the “Restricted Development” scenario was adopted for the Organized Hamlet of Crystal Lake. This states that “only upgrading of existing facilities would be permitted. This would include the replacement of an existing cottage with a new cottage on the basis of only one cottage per surveyed and registered lot.” There was a number of lots that were listed as exemptions and that new cottages could be built on these lots. These lots are now completed. The study also states: “In addition, it would include the upgrading or replacement of 11 rental cabins at Black’s Beach.”

## **2017 Data Base Report**

In 2016, in discussions with Saskatchewan Community Planning and the two developers, the Municipality was told that the 1983 Data Base Study was fairly old and with the new laws and regulations, it would be a good idea to open it up and update the report. This was completed at the end of 2017 and is called the 2017 Data Base Report. In this report, it was stated that according to the *Natural Shoreline Reserve Method* that a minimum of 25% of the total shoreline should be preserved at its natural state. According to the Study, Crystal Lake is sitting at 10% of its natural state. This includes Black’s Beach as the natural shoreline. Therefore, Crystal Lake is 15% over developed as it is.

## **Decisions**

At the September Meeting of council, we had proposals for both Sandra’s Development and Dean’s Development, along with the objections and support for the developments from the Open House.

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The choice in front of Council and the Hamlet Board was as follows:

1. Does the Council and Hamlet Board follow the 1983 Data Base Study (which is tied in the Basic Planning Statement) and allow this area their final development? Or:
2. Does the Council and Hamlet Board follow the 2017 Data Base Study and make a management policy to obtain the desired 25% natural state around the lake. This would include updating the Basic Planning Statement to tie in the 2017 study, purchasing Black's Beach and start strategically purchasing lands to go under that desired 25%. This would also force Council to stop all development within the Organized Hamlet until the target was achieved.

After careful deliberation, the following resolution was made "THAT, with the support of the Hamlet Board, the Administrator be directed to start proceedings to amend the Zoning Bylaw to change the zoning designation of parcel A, plan 102163126 and parcel B, plan 102163126 from Agriculture to Summer Resort designations as per the updated maps which will be supplied to the Administrator."

Dean has provided a map which is satisfies the Hamlet Board and Council. It has 5 residential lots, one agricultural lot, and a public reserve. This development will complete the developmental allowances within the Restricted Development scenario of the 1983 Data Base Study.

If you have any questions or comments, please contact the office. There will be a Public Hearing on Thursday March 7, 2019 at 1 p.m. but I also encourage any objections or support for this development to be in writing prior to that meeting.

Barry Hvidston  
Administrator  
RM of Keys No 303