



To Sustain And Enhance Our Lake For Future Generations

LOOK WHAT'S HAPPENING ON NORTH SHORE LAST MOUNTAIN LAKE!

After being denied on two previous occasions by RM McKillop No. 220 to build a 232-site campground, the developer is back at it. On approximately 120 acres of land (SW29-21-22-W2), between Sun Dale Resort and the Resort Village of Pelican Pointe, the developer has applied to RM 220 for permission to subdivide and rezone this land from agriculture to residential. Although the developer's new proposal for this beautiful greenspace doesn't refer directly to the massive campground, it is clear what the long-term intentions are. On the Glamping RV Resorts website (www.glampingrvresorts.com), it is evident that a massive campground is being actively promoted.

We sincerely hope the RM McKillop No.220 is not misled by an obvious maneuver to gain rezoning approval of a smaller parcel of the total property, thereby opening the door to a future environmental catastrophe. Before any rezoning takes place, an updated Geotech Report (with core sampling), Heritage Resource Impact Assessment, Riparian Shoreline Assessment, land and water safety assessment and consultation with neighbouring communities, including Treaty Four, needs to take place.

The Last Mountain Lake Stewardship Group (LMLSG) is very concerned about the effect a development of this size will have on land bordering Last Mountain Lake, the negative effects of excavation that will undoubtedly take place to accommodate 232 lots, and the high concentration of boat traffic in an already heavily concentrated area of Last Mountain Lake. The terrain of the proposed development is made up of:

- Wooded/Treed: a sizable portion of the land in question consists of a valley ridge comprised of beautiful cottonwood and maple trees with a variety of shrubs. It should also be noted that the applicant's earlier submission to RM McKillop 220 identifies 33 future lots on the valley ridge which will result in the mass destruction of vegetation and trees.
- Hilly: The applicant is in possession of a HRIA Assessment (Stantec 2007) which clearly states the property contains native prairie grassland... as part of the highly endangered Qu'Appelle Valley ecosystem. The valley wall is steep and dissected with little or no level areas. It has a series of relatively level steps or terraces because of rotational slumping.
- Low and Swampy: The property, in its entirety, has several pockets/potholes of wetlands as identified by Ducks Unlimited which will be bulldozed and leveled to accommodate the proposed residence and anticipated massive campground.

There seems to be no consideration for strategic placement of trailers to avoid disruption of land and wildlife habitat. Rather, these trailers will be placed side by side to make use of every inch of space as possible. We could see a concentration in population by 500 to 1000 lake users in the summertime – both on the water and on our roadways.

The LMLSG have the following concerns:

- Significant shoreline development and damage. What safeguards are in place to prevent the development/destruction of the shoreline with docks, lifts, boat houses, storage shed, ATVs, etc. Where will these items be stored during the off-season? Will they simply litter the shoreline?



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- If just 200 of these residents “claimed” a 20-foot-wide location along this shoreline for their boat lift/dock, this development would consume almost a mile of valuable native prairie shoreline. However due to the local topography, this spacing is not possible and any such development would therefore stretch for more than a mile in width. Roadways would then be developed along the shore to provide for access to these outlying locations. This creates other erosion and environmental concerns.
- ATVs will very likely be used by the residents to pull their docks and lifts in and out of the water each year. This will all but destroy any riparian area and native grasses along the shore of Last Mountain Lake. Increased slumping and erosion would occur, and nature’s “filter” would be eliminated.
- Rocks will undoubtedly be removed from the water to permit easier watercraft/dock access, greatly impacting the aquatic life dependent on such structure for their very survival.
- Wildlife would also lose much needed access to the lake throughout this entire location.
- A resident noted there is a nesting site of a great gray owl in the area they plan to develop and numerous great horned owls forage in this immediate area. Our mule deer and white deer population use this precise location as an east-west transportation corridor. A moose was spotted in this very location. Wildlife will be significantly impacted by this development.
- What measures are being implemented to prevent gasoline spills while refuelling boats and watercraft at this location. Is there a boat launch planned to be built here? If not, the neighbouring communities will be faced with hundreds of non residents continually accessing their community boat launches.
- This end of Last Mountain Lake is already congested with a considerable amount of boat traffic, especially on weekends. The potential of adding +200 more watercraft to this immediate area is indeed concerning.

Part of any development proposal and/or environmental assessment needs to specifically address the environmental impact of such shoreline development. Unfortunately, this developer has not addressed (or even identified) these environmental concerns. These legitimate concerns will surely follow if this development is approved.

A group of volunteers from the resort areas have formed an organization called, Last Mountain Neighbours: Across the Fence for Common Sense. They have submitted a letter to the RM McKillop No. 220 and the Ministry of Government Relations asking for refusal of this application to subdivide. For more information you can refer to their website: <https://lmna.ca/>

LMLSG have provided support to this group. We strongly believe that an Environmental Impact Assessment must be completed before this development takes place. If you share the same concerns, please contact the Ministry at: raquel.wenarchuk@gov.sk.ca and the RM 220 Reeve and council: reeve@rm220.ca

Submitted by: Sherry Forsyth
On behalf of the Last Mountain Lake Stewardship Group