



Water's Edge at Lucien is a fantastic family oriented lake community hosting over 50 families at various stages of planning, landscaping, building and construction.



More room to play- with the launch of Water's Edge lakeside acreages these properties combine the best parts of being at the lake and in the country, with all of the conveniences of being close to the city. WORK IN THE CITY...LIVE AT THE LAKE- Only 25 minutes South on Highway #20 to the City of Humboldt!



Phase 1 SOLD OUT- Phase 2 & 3 Now Available.

Our titled, serviced Park Model and RV Lots at Lucien Lake.

New private inland marina & boat launch ~ New rainbow trout pond ~ Lake Life is Within Your Reach!



The new Waters Edge Marina is a private boat launch and dock system available exclusively to our property owners, providing convenient, easy lake access all season long in a safe and sheltered inland harbor. No more hassle of loading and unloading boats, installing docks, or worrying about storage options, simply pull up, load your gear and enjoy a day on the lake! Owners can leave their watercrafts in the lake all season long while enjoying their lake properties to the fullest.

Establishment of Prairie Sky Trails Association recreational nature trail system covers over 5 kilometres of rolling prairie landscape and wetland areas beside beautiful Lucien Lake. These trails provide a scenic, safe path for walking, running, biking, snowshoeing, cross country skiing, horseback riding and more while linking each acreage property to Prairie's Edge Park, playground and picnic area.

Features:

- Miles of Nature Trails, Family Friendly Parks, Playgrounds, Picnic Areas & Beach
- Four Season Recreation, Security, Serenity and Opportunities for a Healthy Lifestyle
- Spring Fed Fresh Water Lake with Excellent Sport Fishing: Walleye, Northern & Perch
- Titled, Serviced Lakeside Acreage Properties: Power, Gas, Phone & All Season Roads

Prairie's Edge Development Corporation Box 3370 Humboldt, SK S0K 2A0  
Ph: (306) 231-4630 Email: [info@sasklakefront.com](mailto:info@sasklakefront.com) Website: [www.sasklakefront.com](http://www.sasklakefront.com)

# Frequently Asked Questions

## **A Comprehensive listing of local business & services can be found at:**

- a) [The City of Humboldt Business Directory](#)
- b) [The Humboldt & District Chamber of Commerce: Member Directory](#)

## ***How Do I get to Water's Edge at Lucien Lake?***

We welcome you out in any season for a tour and would be happy to coordinate that for you if you just give us a call at (306) 231-4630 or email a time and date that is most convenient to [info@sasklakefront.com](mailto:info@sasklakefront.com). Alternatively, you are more than welcome to complete a self-guided tour ([Video](#)); the lots that are still available are all well marked and numbered. We welcome you to [visit our website for directions and maps!](#)

### **Water's Edge at Lucien Lake- Driving Directions**

- From Saskatoon follow Highway #5 East ~ 1 hour (105 km) to the city of Humboldt.
- At the junction of Highways #5 and #20 take Highway #20 North to the Village of Middle Lake (40 km).
- Water's Edge at Lucien Lake is on the West shore of Lucien Lake, across from the Regional Park.
- From Highway #20 you will see a large sign for Middle Lake.
- There is also a directional sign for "Water's Edge Subdivision".
- Turn West (left) and head towards the Lucien Lake regional park (~ 2 km).
- From the regional park entrance turn left from park gates (South) at the "Water's Edge Development" sign
- Continue ~ 1 km to next "Water's Edge Development" sign
- At this junction there is a directional sign pointing towards the Water's Edge Development- turn West (right)
- Curve around the end of the lake and continue driving past the existing cabins at the South West corner of the lake
- You will come to *Lucien Lakeshore Drive*.
- Turn North (right) on Lucien Lakeshore Drive and **you have arrived at Water's Edge**

## ***What do I get when I purchase a lot at Water's Edge?***

- All lots are titled, serviced and available for immediate possession.
- Natural gas, power, telephone service is provided up to the property line.
- Each property 4-season accessible by engineered roadways maintained by the RM of Three Lakes.
- Property owners will have exclusive access to the new Water's Edge Inland Marina & Boat Launch
- Lot owners will have to supply a permitted and regulated septic system and water system at their cost.
- Each purchaser is responsible for their own legal costs & GST

## ***Who maintains the roads?***

The RM of Three Lakes will maintain the access roads, Lucien Lakeshore Drive and Prairie Sky Drive, year round. Construction and maintenance of driveways, approaches and adjacent ditches are the responsibility of the lot owner.

## ***What are the building requirements for Water's Edge at Lucien Lake?***

Please reference the complete [Building Specifications Agreements](#) which can be found on our website.

[Lakeside Acreage Building Specification Agreement](#)

[RV & Park Model Property Building Specification Agreement](#)

***Building permits will be required from the RM of Three Lakes prior to any project construction.***

Additional details can be obtained from the RM Administrator- Mr. Tim Schmidt at (306) 367-2172.

## ***Can I move a building to Water's Edge?***

Yes, however all buildings shall be built of new construction material only and constructed on site or a ready to move (RTM) project. Existing buildings in "like new" condition will be considered on a case by case basis and require preapprovals by both the developer and the RM of Three Lakes. Mobile homes are strictly prohibited from the development.

## ***Once a lot is purchased is there a timeline whereby you are required to build?***

There is **No Time Requirement to Build at Water's Edge**. We offer the flexibility to select your lot and plan for future construction while landscaping, if that most accurately suites your needs at the time.

We do permit temporary accommodation including RV's for a period not exceeding 36 months to allow for the development of lots. Please reference the Building Specifications for full details.

## ***How can I find local builders and contractors?***

A Comprehensive listing of local business, services and supply companies can be found at:

- The Humboldt & District Chamber of Commerce: <http://business.humboldtchamber.ca/list/>
- The City of Humboldt Business Directory: <http://www.humboldt.ca/business-directory>



## ***How much are property taxes?***

Annual taxes are not determined until after the property and any improvements have been assessed. Taxes are payable to the RM of Three Lakes and details can be obtained by calling (306) 367-2172.

## ***What is the water quality like in Lucien Lake?***

Lucien Lake is approximately 2 miles long by ½ mile wide and up to 50 feet deep in areas, with an average of 25 feet depth and excellent water quality, as the lake is spring fed and runs in from the South. The lake level is relatively constant and there is a natural outflow channel at the North East, therefore the risk of any flooding is very low and the lake level has been fairly consistent over the last several years when surrounding areas were experiencing flooding challenges. Lucien Lake has excellent water quality and is a great resource for water sports including swimming, boating, canoeing, kayaking and fishing alike. There are three species of fish in the lake, walleye, northern and yellow perch.

## **Who owns the shoreline designated as Environmental Reserve?**

The Rural Municipality of Three Lakes has carried a motion that property owners at lake subdivision are allowed to have a maximum 4 foot wide path from their property through the immediately adjacent Environmental Reserve to gain access to the lakeshore. If you have questions regarding the municipal and environmental reserve areas we suggest contacting the RM of Three Lakes directly at (306 ) 367-2172 or [reference this guideline from the Saskatchewan Water Security Agency.](#)

## ***Are there any restrictions on boats or watercrafts on Lucien Lake?***

There are **no boating restrictions** on Lucien Lake.

## ***Is there a boat launch available?***

Yes, the new Water's Edge Inland Marina opened in the summer of 2014 *and is for the exclusive use of property owners within the Water's Edge at Lucien Lake and Prairie Skies Resort community* for an annual fee. Details on the Marina and Boat Launch can be obtained by contacting Lorraine Forster at (306) 231-4630 or emailing [Lorraine@sasklakefront.com](mailto:Lorraine@sasklakefront.com) . In addition, there are two public boat launches available in the Lucien Lake Regional Park on the East Shore of Lucien Lake.

## ***How do I define my lot dimensions?***

All lots are titled and a PDF map of the official plans of survey are available at [www.sasklakefront.com](http://www.sasklakefront.com). Official survey pins mark the four corners of each lot and may become covered with topsoil over time. These pins can be located with a metal detector. Topographical survey work has been completed by Mr. Don Franko of GNF Land Surveyors and can be contacted directly for additional information or individual lot requests.

GNF & Associates Land Surveyors

#1 3050 Millar Avenue

Saskatoon, Saskatchewan, Canada, S7K 5X9

Ph: 306-652-7955, Fax: 306-652-7066

email: [gnf@gnfsurveys.ca](mailto:gnf@gnfsurveys.ca)

## ***What are the requirements and options for water service?***

Owners will be required to install cisterns or drill their own water well. Treated water is available from local suppliers on a fee for service basis. Local SaskWater or Reverse Osmosis Delivery Service is readily available to all property owners— For current pricing and schedules please contact Kyle Punk from Middle Lake at (306) 231-2007 or Bruce from B & L Water Hauling in Cudworth (306) 233-4252 . The new Village of Middle Lake coin operated filling station is available for public use. If you choose to haul water for yourself there are a few local coin operated potable water filling stations located in: Middle Lake (2 km), Cudworth (~30 km) Marysburg (~ 30 km) and Lake Lenore (~ 30 km).

Options for water holding tanks can be found at; Koenders- <http://koendersmfg.com> or Freeform Plastics- <http://www.freeformplastics.com> or Hold On Industries- <http://www.hold-onindustries.com>. There is also the option to drill a well on your property. The Saskatchewan Watershed Authority has a listing of registered well drillers available at: <https://www.wsask.ca/Water-Info/Ground-Water/Registered-Drillers/>

## ***What are the requirements for wastewater management?***

An approved septic holding tank is required for wastewater management. An Onsite Waste Disposal System Application Form is required from the Saskatoon Health Region by visiting [www.saskatoonhealthregion.ca](http://www.saskatoonhealthregion.ca) (search sewage). Holding tank supply and installation can be contracted to Kyle Punk of Punk Backhoe Trackhoe Ph: (306) 231-2007 (tank supply, excavation, permitting & inspection processes).

## ***What are the garbage disposal requirements and options?***

Owners will be required to properly dispose of solid waste. Garbage disposal may be contracted for with REACT Waste Management or may be hauled to [REACT transfer stations](#) during their public hours of operation. Additional information can be obtained from the RM Administrator- Mr. Tim Schmidt at (306) 367-2172. **Middle Lake Transfer Station: Hours Tues: 12pm-4pm Sat: 12pm-4pm Contact: (306) 367-2149**

## ***How do I set up utilities (Power/Gas/Telephone)?***

### **Helpful Links Related to Power, Gas, Plumbing**

When you are looking to connect new utility services to your lot you will be asked the address and/ or legal land description. You can relate your specific Lot # on Lucien Lakeshore Drive, in the Rural Municipality of Three Lakes No. 400, LLD NE Section 36 Township 40 Range 24 West of 2<sup>nd</sup> Meridian.

Lots #1-33 are in the SE ¼ Section 36-40-24 W2 and Lots #34-50 are in the NE ¼ Section 36-40-24 W2.

[SaskPower: New Connect Requests](#)

[SaskEnergy: New Connect Requests](#)

**FIRE/AMBULANCE: 911**

**Fire Hall: (306) 367-2026**

**Rural Municipality of Three Lakes: (306) 37-2172**

	<b>Company</b>	<b>Services</b>	<b>Contact</b>	<b>Address</b>	<b>Phone</b>
<b><i>Building Movers</i></b>					
	Shaw Building Movers <a href="http://www.shawbuildingmovers.com">www.shawbuildingmovers.com</a>	Building Movers	Adam Shaw	Lake Lenore, SK	Ph: (306) 368-2242 E: <a href="mailto:shawmovers@sasktel.net">shawmovers@sasktel.net</a>
<b><i>Construction</i></b>					
	Avid Enterprises	Ready to Move Complete Cabins & Homes	Ian Powell	Saskatoon, SK 102-71st Street East	Ph: (306) 933 -4188 E:avidenterprisesltd@msn.com
	BCD Contracting Ltd.	Residential Building	Bill Work	LeRoy, SK	Ph:(306) 286-3243 (306) 231-6252 Email: bcd2010@live.ca
	North Acre Construction	Residential & Recreational	Rick Saretsky	Humboldt, SK	Cell: (306) 231-8040 Home: (306) 682-2540

<b>Drafting and Design</b>					
	P9 Designs Inc.	Drafting and Design	Michelle Wuchner	Humboldt, SK	Ph:(306) 231-9270
<b>Landscaping</b>					
	Kirsch Construction Ltd. <a href="http://kirschconstruction.ca/">http://kirschconstruction.ca/</a>	Backfill, gravel, sand	Scott Kirsch	Middle Lake, SK	Ph: (306) 367-2077 Cell: (306) 231-9850
	Punk Backhoe Services	Backhoe, trenching, landscaping	Kyle Punk	Middle Lake, SK	Ph: (306) 231-2007 Home: (306) 367-2169
	RM of Three Lakes	Driveways, Levelling, Fill	Howard Struk	Middle Lake, SK	Shop: (306) 367-2087 Office: (306) 367-2172
<b>Plumbing &amp; Heating</b>					
	MNM Plumbing & Heating	Plumbing & Heating	Mat Neikamp	Humboldt, SK	Ph: (306) 231-9514 El: mnmpandh@sasktel.net
	Strueby Plumbing & Heating	Plumbing & Heating	Aaron Strueby	Humboldt, SK	Ph: (306) 682-5522 Email: struebyplumbing@sasktel.net
	Wayne's Plumbing & Heating	Plumbing & Heating	Wayne	Muenster, SK	Ph:(306) 231-5257 Email; plumberdude306@gmail.com
	Wolverine Mechanical	Plumbing & Heating	Dennis Merkosky	Humboldt, SK	Ph:(306) 231-8450
<b>Park Model &amp; RV Suppliers Construction</b>					
	Chegus RV	RV Sales & Service	Melissa Chegus	Watson, SK	Phone: 306-287-3999 or Website: <a href="http://www.ChegusRVsales.ca">www.ChegusRVsales.ca</a>
	Lake Boyz RV	Park Model Sales	Dennis Ford	Prince Albert, SK	Ph: (306) 763-6993 <a href="http://www.lakeboyzrv.com">www.lakeboyzrv.com</a>
	South 20 Dodge	RV Supply & Service	Steve Slipetz	Humboldt, SK	Ph: (306) 682-3900 <a href="http://www.south20dodge.com">http://www.south20dodge.com</a>
<b>Electrical</b>					
	Steve Mun Electric Ltd.	Steve Mun	Electrician	Lakefront Lot Owner-Water's Edge	(306) 222-4525 Email: munelectric@sasktel.net
	Ten O One Electric	Kyle Gerspacher	Journeyman Electrician	St. Brieux, SK	(306) 921-8336
	Tremblay Electric	Adam Tremblay	Electrical Service	Humboldt, SK	(306) 682-4513 or (306) 231-8323 cell
<b>Restaurant &amp; Concession</b>					
	Lucien Lake Regional Park- Stormy's Concession	Lorna	Food & Beverage Manager	Middle Lake, SK	(306) 367-4300
	Middle Lake Hotel & Restaurant	Hotel & Restaurant		Middle Lake, SK	(306) 367-4667
	Pilger Hotel & Restaurant	Hotel & Restaurant		Pilger, SK	(306) 367-4700
<b>Water &amp; Sewer Systems</b>					
	Punk Backhoe Services	Backhoe, trenching, landscaping	Kyle Punk	Middle Lake, SK	Ph: (306) 231-2007 Home: (306) 367-2169

<b>Water Services</b>					
	B&L Water Hauling	Bruce McDougald		Cudworth, SK	(306) 233-7275 Answering machine- (306) 233-4252
	Punk Water Hauling Service	Kyle Punk		Middle Lake, SK	(306) 231-2007
<b>Septic Services</b>					
	B&L Septic Services	Bruce McDougald		Cudworth, SK	(306) 233-7275
	Olynick Septic Services	Craig Olynick		Humboldt, SK	(306) 231-8855
<b>Waste &amp; Garbage Disposal</b>					
	REACT Waste Management	Hours: Tue & Sat 12 -4 pm		Middle Lake, SK	(306) 367-2149



**Newsletter:** Please check out our newsletters for the latest updates, events and local projects.

You are invited to contact me if you have any questions that I may assist you with as they relate to your new property, simply email [info@sasklakefront.com](mailto:info@sasklakefront.com) or call Lorraine Forster at (306) 231-4630.

## LANDSCAPING REFERENCES

### Punk Backhoe & Trackhoe Services



Call Kyle at (306) 231-2007 Today and Book your services

### Kirsch Construction Ltd.



*Got Dirt? Need Dirt? They Have You Covered!*

### Tree & Shrub Suppliers:

Misty Gardens in Humboldt <http://www.mistygardens.ca/>

Zozel Tree Farm: <http://www.zoseltreefarm.com/>