

Development Meeting, Aug 3 2014

August 3, 2014 3:37 PM

Development Meeting

August 3rd, 2014

Les Brown/ Yvonne Laycock Residence

Attendance:

Ross Renton	Sharma DeCorby	Jacques DeCorby
Craig Gunstenson	Debbie Gunstenson	Bob Rainbow
Wayne Hoeft	Delores Hoeft	Don Hnetka
Tina Labatt	Ryan Labatt	Chris Kurtz
Art Kurtz	Claudia Labatt	Jerry Labatt
Les Brown	Yvonne Laycock	Bill King
Donna King	Chris Turgeon	Carlene Grant
Kirk Brossart	Nadine Brossart	Ed Johnson
Iris Lang	Thomas Kenworthy	Martin Isaac
Brent Shelest	Roxanne Shelest	Matthew Shelest

Meeting called to order at 10:34 a.m.

Chris Kurtz gave an overview of the development Kyle and January Mohr are proposing. The original plans include more than the 11 lots that they are currently discussing. There may be 5-7 down near the water as well as 2 or 3 more bays beyond the current proposed 11 lots.

The new sewage lagoon development seems to be delaying any RM development for now. As soon as the R.M gives approval, it is our understanding that Kyle and January will begin selling the lots, regardless of whether or not the development is part of Mohr's Beach.

It is our understanding that the RM will require the following from the Developer:

Legal costs

Extend Plainsview Road to new lots

Yvonne Laycock outlined the following information relating to the seasonal water and was confirmed by Roger Miller (Water Security Agency):

In order to bring our current well up to Human consumptive standards, we would be required to hire an Engineering consultant, who would determine which filtration system we would require (based on tests of our water supply), then the filtration system would need to be purchased, and we would be obligated to have a Certified Operator for the well. The Certified operator would not need to be located within the hamlet, but would be required to monitor the well every two weeks. We would then require someone within the hamlet to monitor it daily and make sure it was running correctly.

Ross' estimate for bringing the current well up to consumptive standards was roughly \$70,000, not including digging lines deeper or replacing any that needed to be replaced.

Roger Miller indicated there may be an option to our current situation which does allow for a "back door way of going around the rules" in that if the development is underway prior to the development joining the hamlet, or the hamlet boundary being enlarged, that we could keep our water system as is. In order for that to happen, we would need to have a Servicing Agreement with the developer, clearly stating that they will NOT be hooked up to our seasonal water at the time that the development did join the hamlet. As far as the Water Security Agency is concerned, development has begun once the Official Community Planning department (OCP) has

approved it.

If this were to occur, we would need to be vigilant to ensure no one is filling any tanks at any of the taps (locks may be needed). There are no back flow preventers on our taps, so someone filling up a tank with a hose could put our system at risk, should there be anything from the tank being sucked into the system. I asked what would happen if we suddenly started using more water, would we then lose our well? He said "you will not lose your well, we would require you to bring it up to consumptive standards".

The new development, if it so desired, would be able to apply for an allocation to pump water from the lake for irrigation purposes only.

The following informational items were discussed at the meeting:

It is our understanding that before the development is approved by the R.M., there will be a public meeting, where we can speak to the new development, and any concerns we have. The development is currently at the beginning of the process i.e. zoning changes. It is our understanding that there will be a public meeting that should be advertised in advance.

It may be better for all concerned to work with Kyle in order to minimize the impact to the current residents, since the development may go ahead whether they join the Hamlet or not.

The Hamlet will not receive tax money until there is a building on any of the lots.

There were options discussed about what some of Kyle's options may include:

Developing the 11 lots currently being discussed

Operating a campground

Selling his whole parcel to a developer

Is there a specific dollar amount that Kyle wants for that piece of land, and would the Hamlet be interested in purchasing it?

We should be preparing now for the extra traffic at the beach and considering parking and play areas and picnic areas- maybe planting more trees in specific locations to help divide the parking areas.

A lawyer will help protect our interests and might offer suggestions on topics we have not considered yet. A lawyer will be required to draft a Service Agreement if the new development becomes part of Mohr's Beach. A Service Agreement should cover the seasonal water, and any other necessary items. There will need to be more discussion on what those items will be. There will also need to be some negotiation with Kyle regarding those issues, possibly with the R.M. as well.

Kyle will be required to pay the legal expenses as they pertain to expanding the Hamlet Boundaries, but we should expect to pay for our own legal advice.

Questions and Concerns brought by residents:

There were many questions and concerns raised by residents. The following were discussed, with no final decisions made:

Traffic on Kyle's Drive and down to the beach

-Parking at the beach

-Docks at the beach

-Safety at the beach

-can we get Kyle to sign over his portion of the beach to the Hamlet?

-where are the divisions between Kyle's land and Mohr's Beach land?

-do we own the picnic area or is that owned by the R.M?

-boat launch, beach area and roads are for public use, policing anything else would be problematic

-posting signs such as "Visitors must pay x\$" may be a deterrent

-posted parking spaces, once full, no more parking. Others would have to launch boat and put trucks and trailers at their own property

-road known as "Kyle's road", the one at the top of the beach, may need to be upgraded.

-maybe Kyle will give up some of his land to make room for parking

Roads/ Speed:

-Roads are owned by the R.M. and maintained by the Hamlet

-is the road to the beach a road or a walkway?

-can we defer asking Kyle to build another road to the beach until he completes the first 11 lots?

-spray used for keeping dust down on the roads is available from the R.M. If they do the spraying, it is \$7.00/ metre, if we spray it ourselves, it's \$3.50/metre.

-speed bumps: we are waiting for the R.M. to approve or deny our request for speed bumps. It is our understanding that the R.M. are considering a bylaw concerning speed bumps since several communities have requested permission to install them. Jerry Labatt will send another, more formal request to the R.M. for the speed bumps.

Upon further discussion, the Executive was asked to speak to Kyle about the number of people coming out to look at/for

the properties he is e-mailing, are driving around - one vehicle seen going down the walking path by the chairs. Chris stated it will be discussed with him.

Jerry Labatt made a motion that the Hamlet "Agree 'in principal' with the 11 lots, and at the appropriate time engage a lawyer with no obligation at this time"

Seconded by Bill King.

Discussion followed,
Jerry Labatt amended the motion that "The Hamlet approve 'in principal' to the 11 lots without commitment at this time, understanding the broader plan, and to engage a lawyer to look after our interests, contingent upon a Service Agreement
"

Seconded by Bill King

The motion carried on division.

A discussion ensued about having a survey done to determine that which is Mohr's Beach property, R.M. Land, crown land, public land and Kyle's land.

Motion moved by Brent Shelest : "That we find out exactly which land belongs to Mohr's Beach, and which belongs to Kyle Mohr, by checking with Land Titles and the R.M"

Seconded by Craig Gunstenson

-CARRIED.

Art Kurtz made a motion to adjourn the meeting
Meeting adjourned at 12:23 p.m.