

# **LAKE ASSOCIATIONS AND DEVELOPERS**

**~ Working Together ~**

**The Kennebec Lake Experience**

**Terry Kennedy**

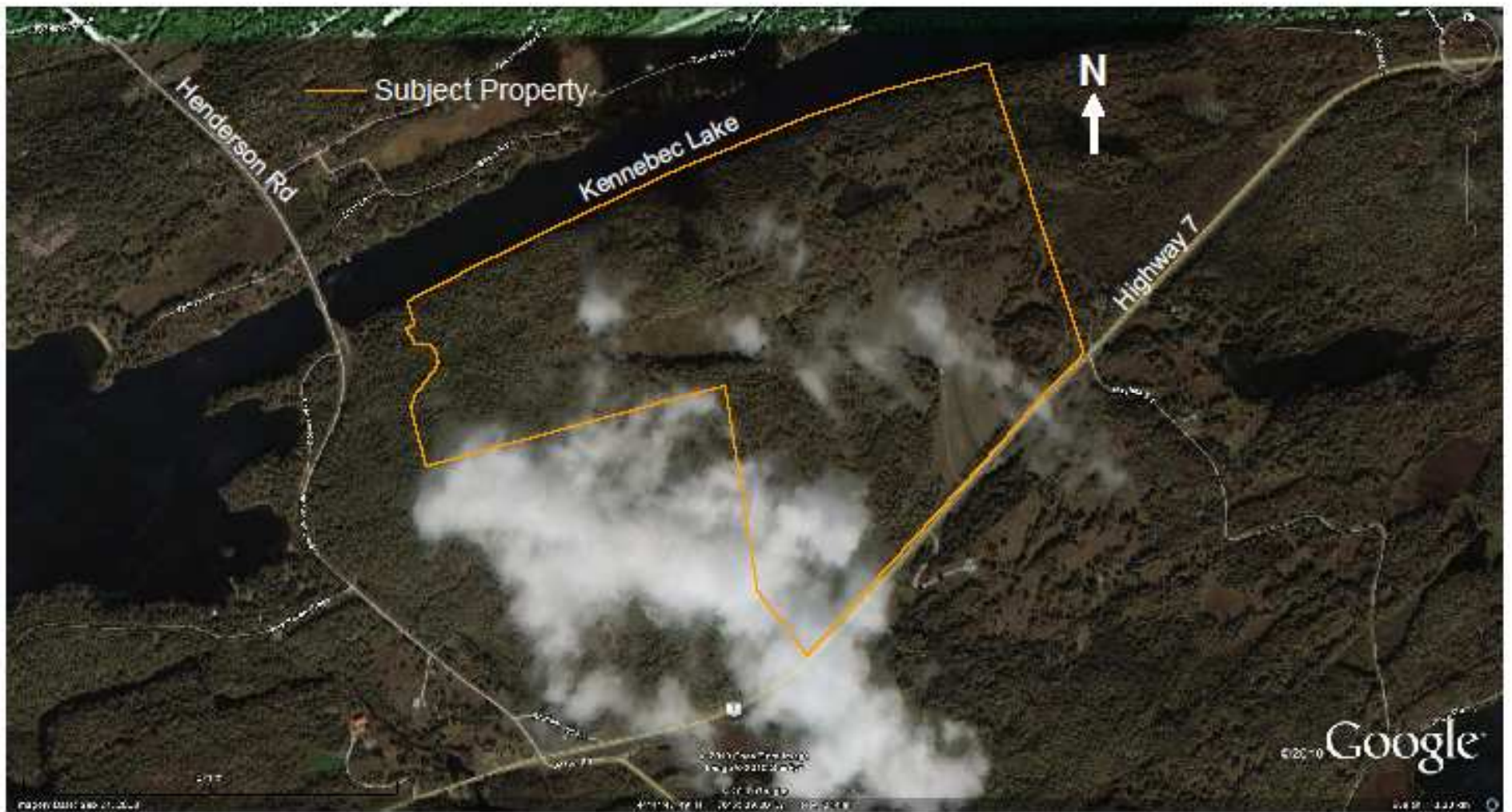
# **Background**

**Kennebec Lake – Location, description**

**Site Description**

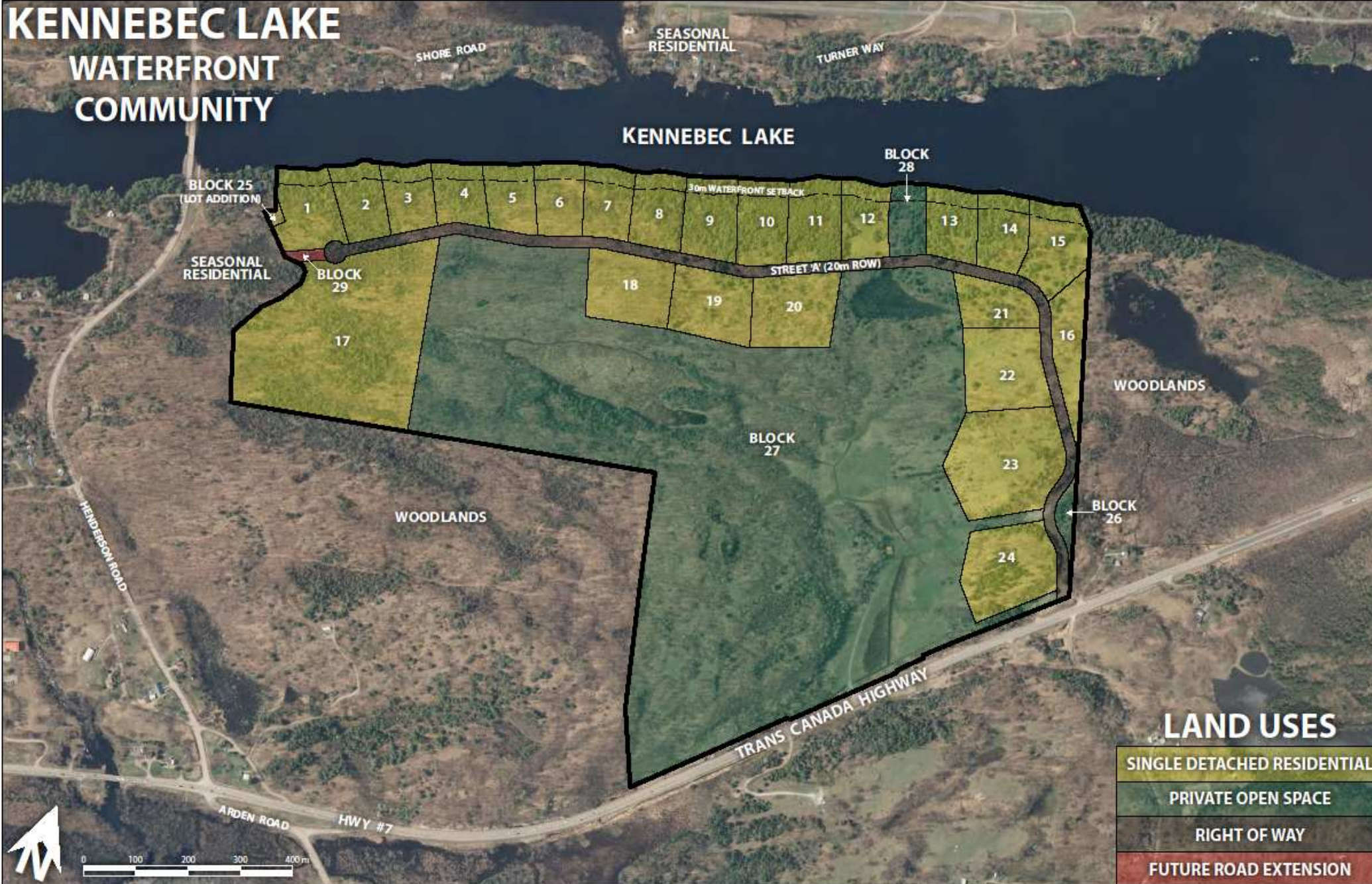








# KENNEBEC LAKE WATERFRONT COMMUNITY



## LAND USES

- SINGLE DETACHED RESIDENTIAL
- PRIVATE OPEN SPACE
- RIGHT OF WAY
- FUTURE ROAD EXTENSION



# The Process

## **Deliberations/ Preparations**

Formed a Working Committee  
- Memberships

**Interactions - Twp staff and planning consultant**

**Meeting with developer**

**Attended Pre-Consultation Meeting**

**Received/ Reviewed materials developed from applic/  
approvals process**



**Developed a Position Paper - Best Management Practices (BMPs)**

## **Communications**

- Shared information with our membership:  
newsletters, website, 2 AGMs
- Community Information Meetings (cooperatively)
- Presented Our Paper to Twp Council
- Developer reviewed submissions from public



## **Next Steps**

- Amended/ Adjusted plans to be shared by developer
- Developer's amended plan to go to Township and County for approval

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**RECOMMENDATIONS FROM THE  
KENNEBEC EXPERIENCE**



## **Acknowledge Realities and Legalities**

- The decisions are made elsewhere – Township, County
- Developers are in business – Profit is the goal
- Everyone has rights

## **Know the Rules of the Game**

- Getting involved early
- Application and Approval Processes – Township & County: Who decides what?
- What is in Official Plan, Zoning Bylaws, etc.
- Know the facts – what is being planned?
- What Testing and Studies are required of applicant – opportunity for input
- How to provide input – Informal and Formal
- Status – What is it? How to get it?
- Ontario Municipal Board – Role and Process



## **Determine The Association's Position**

- Whom Do You Represent? Speak For?
  - Members, Neighbours, Residents, Ratepayers??
- Your Association – Who does what?
  - ie inputs, does the work, makes decisions, speaks
- Collect and Utilize Resources
  - (Planning, Eco/Enviro, Legal)
- What is in place as a guide? Lake Plan etc.
- What will be your position?

## **Communications are Critical**

- Regular/ Frequent
- Open and Honest
- Keep all parties informed and up to date
- Emphasize internal communications

## **Approach (Work together for best outcomes)**

- Collaborative vs. Adversarial
- Work at Relationships – Developer, Municipal Staff & Politicians



## **Future**

- For KLA
  - Adjustments being made to the plan & request for Formal Approval will be soon
- Working Together? Successes from our work
- Developer – ‘Committed to Raising the Bar’
- Can this be a Template for Future Development?  
Kennebec and Others!