

LAKE ASSOCIATIONS AND DEVELOPERS - Working Together -

The Kennebec Lake Experience

Background

- Kennebec Lake - Location, description
- Site Description

The Process

Deliberations/Preparations

- Formed a Working Committee - Membership
- Interactions- Twp staff and Planning Consultant
- Meetings with developer
- Attended Pre-Consultation Meeting
- Received/Reviewed materials developed as part of application and 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

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!