

Crystal Lake Resort Village Information Meeting - September 1, 2018

An information meeting of cabin owners at Crystal Lake was held at the Crystal Lake Golf Clubhouse to discuss the implications of forming a Resort Village (RV). Record was taken by Joanne Barber.

The meeting was brought to order by Sandy Tokaruk. She introduced the planning committee as follows: Lorri Denis (not in attendance), Alice Dutchak (not in attendance), Barb Duke and Kyle Reid. She discussed the agenda as follows:

1. Welcome and purpose
2. Required Process
3. Work to date
4. Pros and Cons
5. Open Forum
6. Wrap up/Summary

Sandy reported that a motion had been made at the AGM on July 8, 2018 to explore the idea of forming a resort village. There was overwhelming support from the cottage owners to go ahead researching the feasibility of Crystal Lake forming a resort village. The planning committee accepted this task. This information meeting is a result of their work to date and a required step in the process.

She discussed the current unknowns and listed them as follows:

1. Cost/Finances
 - a. Taxes
 - b. Liability Insurance
 - c. Legal
 - d. Infrastructure/Maintenance
 - e. Consulting fees
 - f. Administrator/Administration

2. Land boundaries
3. Council Composition
4. Likelihood of success with application

Other options were mentioned as follows:

1. Forming a Division Seven of the RM
2. Staying as status quo
3. Becoming a resort village (RV)

It was mentioned that there is a need to develop a map of the area that the proposed RV would be comprised of. Currently the land that the shop is on and the land that the golf course is on are not included in the existing Organized Hamlet of Crystal Lake. Therefore, we must negotiate the boundaries with the RM. Much needs to be learned about finances as well. Two requirements are a total of thirty signatures and a notice sent to ratepayers. A non-binding vote will be held at the end of the meeting to determine how much interest there is.

Barb Duke spoke about the pros for proceeding with the application. She stated that the planning committee has been in contact with various government and NGO groups including SUMA, SARM, PARCS (Provincial Association of Resort Communities of Saskatchewan). They have also talked with many of the Administrators of the forty resort villages in Saskatchewan. The government agencies do not encourage any more resort villages. They want to know what caused the interest in becoming an RV. Barb responded that it is the result of a motion at the AGM. She stated that all the Administrators that they talked to said they would not want to go back to being part of an RM. One of the big advantages of becoming an RV would be having control over our own issues and finances. If we become an RV, decisions would be determined by majority vote. As it is now, the RM has control and their prime concern is the agricultural community. Currently our mil rate is set at 5. Other RVs mil rates vary from 4.3 to 5.5. As a RV we would have access to all of our own property tax dollars. Many services could be shared with other municipalities such as grass mowing, snow

removal, office space and Administration. We would have direct communication which would be much more effective.

Kyle Reid spoke to the negative aspects of becoming an RV. He indicated that there is a great deal of work to be done and more people are needed on the committee to share in the workload. It is an arduous process. Application must be made in the same year as all the information is acquired – this includes the budget, ratepayer numbers etc. One concern is that we would lose influence with the RM and this could affect services such as roadways leading to the lake. As mentioned previously the Saskatchewan government is not in favor of more RVs. Other concerns include an aging infrastructure and loss of formal ties with neighbours.

The open forum began with Judith Young speaking. She mentioned that she has attended all the RM meetings since April and has found it very distressing. Her big concern is that she would like to know that Crystal Lake is being managed by a Council that cares. Right now, we are not being heard. She feels the attitude of the RM Council is that they make the decisions, period! She feels we are not being treated with respect.

Heather Wishlow spoke, wondering if the RM has a time line on this decision or could they drag it out. Barb Duke answered that once the submissions are made the RM has 30 days to respond. Heather's concern is that all this work will be done and then the various government agencies could drag their feet. We were told that the government could turn down the proposal and then we could not reapply for three years.

It was mentioned that it is unknown how much the expenses of going ahead with the process will cost. Currently Crystal Lake pays all their expenses with the amount allotted by the RM on a 2/3 Hamlet to 1/3 RM basis. It was reiterated that the planning committee needs more people. There is a minimum permanent population to become an RV – it was thought that this is one hundred and that there also needs to be a minimum of 300 seasonal residents. One concern is do we have enough assessment to qualify?

Merv Tomski mentioned that prior to April the Hamlet Board had been in discussion with the RM to change the boundaries of Crystal Lake to include the shop land, the golf course and all of Black's property and at that time the RM was in favor.

James Wishlow mentioned the upcoming RM election and the need for us to elect someone we can work with.

Someone questioned as to where we would be left if the application were denied. Barb responded that the Hamlet Board is currently working very hard at mending fences with the RM. Someone wondered if we had become an RV, would that have changed the outcome regarding the ILO and the consensus was that that would not have made any difference.

If we became a RV we would have more access to grants. We would have ongoing governance. We would have a vested interest. We could set the parameters of the RV Council. Judith Young mentioned that she feels a Council would be sustainable.

Doris Harrison, who also attended an RM meeting, mentioned that she didn't think there is anything we could do to change the mentality of the RM Council; that it couldn't get any worse than it is. She feels they don't care about the opinions of the Crystal Lake folk.

It was mentioned that the government hasn't given any reasons why they don't encourage further RVs. Wil Olive reported that he had spoken with the Executive Director of Community Planning and that the province doesn't want small entities that are unsustainable. He thinks we need to build relationships with other municipalities.

The Committee is aware of the likelihood of being turned down. John Oussoren thinks we have a good group of folks to work on this. Sandy Tokaruk mentioned that she had also attended an RM meeting and it was alarming and that as it is the Hamlet Board is in a bad place.

In summary, Sandy Tokaruk discussed the proceedings of the meeting and then, introduced the vote as follows: "All who want the planning committee to continue to explore the possibility of becoming a resort village, please raise your hand." The vote

was unanimous – all 102 people in attendance voted in favor of continuing with the process.

Cam Kalenchuk raised the issue of the upcoming RM election stating that in the meantime we need to try to get someone elected who is more supportive of Crystal Lake issues. The RM election is October 24, 2018 with the deadline for nominations on September 24, 2018.

It was mentioned there possibly will be another similar meeting in the spring before the AGM, so folks should watch for an announcement. Folks should check the official website of the Hamlet of Crystal Lake (hamletofcrystallake.ca) and fill out the Permission to Use Email form so that they will receive email notices when something new is added to the website.

The meeting concluded.