

TOWN OF LAC DU BONNET

Minutes of the special meeting of Council called to discuss the future use of the former Lakers Ski Club property held on January 25, 2011, at 7:00 p.m. in the Town of Lac du Bonnet Council Chambers.

Present:	Mayor	Bill Campbell
	Councillors	Norman Plato
		George Fontaine
		Ken Lodge
		John Kyne
	Chief Administrative Officer	Colleen L. Johnson

Also Present: Glen Shelby, Antonia Baker, John Honer, Bob Copeland, Bob Lesko, Gord Emberley, Gus Wruck, Jim and Cherrie Neal, Paul Ingham, Roger Lavoie, Darlene Augustine, Omer and Lori Lavoie, Fern Doucet (arrived 7:09 pm) and Doug Leroux (arrived 7:48 pm)

- 1) Mayor Campbell called the meeting to order at 7:00 p.m. It was noted that notice of this meeting requesting public input was advertised in the Leader.
- 2) Mayor Campbell provided an overview of the meeting intent which was to explore ideas for the future use of the former Lakers Ski Club property. He noted Council input and concerns regarding users, operators, financing (present & future requirements), competing areas such as the Town Dock and Beach, and utilization of existing parklands. Council Kyne requested clarification on ownership and was advised that the Town has sole Certificate of Title to these lands; Councillor Lodge advised that he is open to ideas and would like to ensure that there is long term viability and sustainability on this; Councillor Fontaine advised he is open to all ideas and is eager to have the land utilized; and Councillor Plato noted that he had presented this as a ten year plan to Council but would like to see a feasible project completed earlier.
- 3) Sheldon Sveinson made an informative presentation earmarking ideas which have been discussed by a group of local community marina project supporters. He provided a list of those involved for Council's information. The ideas brought forth were: building a large docking system that would include several hundred boat slips leased out on a seasonal, weekly or daily basis; have an on water filling station for boats; parking facilities; development of a restaurant and retail area; establish a bait and tackle shop with boat service bays; relocate Town office to top of hill with rentable meeting room areas; to landscape shoreline for visiting fishermen; and making a transient community with boathouses. He encouraged that the Town utilize prosperous marinas such as Gimli to inquire how they initiated their project which is hugely successful.
- 4) Fern Doucet provided an overview of his vision for the property which he felt as the owner/operator of the seasonal restaurant which was located adjacent to the Town Beach. His visions included docks; bed and breakfasts; canoe builders; have year round activities

such as a skating rink on the river; a floating theater to possible incorporate with the local music shows; incorporate our local airport; and a floating restaurant which could become a local “calling card”. He encouraged the Town to focus on tourists by marketing Lac du Bonnet in a fashion that will have people hanging brochures on their fridges of all the things available to do in Lac du Bonnet.

- 5) Gordon Emberley attended on behalf of the Municipal Heritage Advisory Committee advised that he liked the concepts already shared. He noted that the property was donated to the Town for recreational purposes and that some of the thoughts do not comply, he suggested that should any legalities be required that they are completed. Mr. Emberley provided information and a possible aircraft docking facility as well as information from Gordon Reeves that was presented to MHAC with regards to green spaces. He explained that green uses can be incorporated into electrical and building materials. In addition he noted that MHAC is receptive to working with a team on the development of these lands. In closing he reiterated that the green concept should be implemented and that any decision not be made in haste.
- 6) Bob Lesko, as Fireworks Coordinator of the July 1st annual festivities attended to advise Council that federal and provincial regulations may eliminate them from using the Town Dock for the fireworks display. He indicated that the Lions had discussed the former Lakers lands as a potential alternate site should they have to move the location. It was noted that having the fireworks set off by the river adds to the beauty as well as the allowing the sound to travel. In closing he advised that although he is in favor of a marina project would like to have an alternate location should the Town Dock no longer be an acceptable location.
- 7) A question period was initiated for observers in make inquiries of the presenters and for the presenters to ask one another questions as follows:
 - Bob Copeland as a former executive member that sat on the Lakers Ski Club Board when the land was donated to the Town for recreational purposes advised that any commercial development must be closely looked at and that sale of lands would not be an option, Mayor Campbell concurred. He supported the concept of a marina and added that whatever project is selected should have the youth in mind;
 - Paul Ingham commented that Lac du Bonnet needs a secure marina, however additional thought should be placed into year round uses such as the power toboggan industry. He recommended that Cousins the owners of Watertown, and Ralph Brincheski as business and land owners in close proximity to the site be invited into the steering committee and suggested that the fireworks be set off from a barge on the water;
 - Sheldon Sveinson added that leases should be used with the Town keeping control and that presently this site has zero value by not being utilized and suggested a development corporation be formed;
 - Gus Wruck suggested that Senior Housing may fit in and that presently Snopals toboggan club is using these lands to access the river and that they wish to continue to use the 20 foot access annually;

- Bob Lesko went back to the barge suggestion and inquired who would supply this and at what cost, he noted electrical was required and that size could be an issue and that they may even require two for an initiative of this type. He added that he sold Watertown to Cousins and that they did have thoughts of a marina; and
- Doug Leroux from Conservation addressed the issue of fuel sales near the river advising that it depends on the level of development and that the Province and Department of Fisheries and Oceans would have to be involved to ensure their requirements are met. He noted that although it needs review he could not see a major problem or concern.

- 8) Future Course & Recommendations – The consensus of the group was to initiate a steering committee to compile suggestions. Councillor Kyne suggested that persons interested provide their name for future reference and this was completed and noted that he is not in favor of hard buildings as we do need green space. Mayor Campbell advised that the steering committee request will be addressed at Council’s regular meeting on Thursday, January 27th, 2011.
- 9) Next meeting will be determined by the Steering Committee once initiated.
- 10) Mayor Campbell adjourned the meeting at 8:19 p.m.

TOWN OF LAC DU BONNET

“Original Signed by Mayor Campbell
Mayor Bill Campbell

“Original Signed by Colleen Johnson
Colleen L. Johnson
Chief Administrative Office
(subject to errors and omissions)