

Resort Village of Coteau Beach
Box 45, Birsay, Sk S0L 0G0
coteaubeach@sasktel.net

May 8, 2020

Re: Resort Village of Coteau Beach Annexation of Coteau Developments Inc. subdivision
Reasons for annexation and background information

To Whom it May Concern: -

The reasons for the Resort Village's support of the RM of Coteau No. 255 (the RM) granting of the Coteau Developments Inc. (CDI) subdivision to be annexed into the Resort Village are listed below (in no particular order):

- 1) the CDI property is adjacent to the Resort Village boundary;
- 2) the CDI lot owners will be utilizing the facilities at the Resort Village and therefore should be a part of the Resort Village;
- 3) the Resort Village is equipped to provide the services required by the CDI property owners, both now and in the future; and
- 4) the Resort Village entered into a Servicing, Development and Annexation agreement signed May 9, 2017, a copy of which is attached.

The shareholders of CDI fully support this project. A letter of support from CDI to the RM of Coteau No. 255 dated March 15, 2017 is attached. A letter of support from the current lot owners within the CDI subdivision dated May 14, 2020 is attached.

The Resort Village and the RM have come to an agreement on financial compensation for the loss of tax revenue by the RM for the CDI property. The Resort Village sent notice to the RM on June 8, 2017 wishing to enter into an agreement to annex the CDI subdivision. After over 2 years of negotiations, the Resort Village of Coteau Beach will pay the RM of Coteau No. 255 \$10,000 per year for 10 years for a total of \$100,000. This agreement was negotiated in good faith and accepted by the RM of Coteau at their May 11, 2020 regular meeting.

Council chose to proceed with annexation as they realized there would be no way to deny the owners of lots in the CDI subdivision access to the Resort Village public spaces. Council wanted to have the tax revenue from the subdivision to go to the Resort Village rather than the RM of Coteau.

The following is a timeline regarding the annexation process:

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2016:

Council discusses the proposed subdivision within the RM of Coteau after notice appears in The Outlook newspaper;

Council appoints Councillors Grant Richards and Dave Walker to 'New Development' portfolio to deal with issues relating to CDI subdivision;

Councillors Richards and Walker met with representatives of the CDI subdivision regarding access to the Resort Village;

2017:

Discussions with CDI towards a servicing, development and annexation agreement continue with Resort Village New Development committee members;

Council approves the draft servicing, development and annexation agreement with CDI;

Council unanimously approves servicing, development and annexation agreement with CDI;

Councillor Walker meets with RM Reeve Clayton Ylioja and Terry Blumer of CDI to discuss possibility of annexing CDI subdivision;

Notice is sent to the RM by the Resort Village of Council's intention to annex the CDI subdivision;

2018, 2019 and 2020:

Negotiations with the RM continue; the Resort Village passes a resolution at their April 29, 2020 meeting accepting the RM's offer of \$10,000 to be paid each year for 10 years as the fee for tax compensation due to the proposed annexation; the RM passes a resolution at their May 11, 2020 meeting acknowledging the Resort Village's April 29, 2020 acceptance of the fee for annexation.

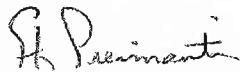
Resort Village administration sends out notice as required by *The Municipalities Act* for the hosting of a public meeting, scheduled for June 20, 2020 at the Clarke Pavilion, 215 Rosetown Street, Resort Village of Coteau Beach.

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The annexation of the CDI subdivision was discussed at the Resort Village Annual General meetings in 2017, 2018 and 2019, all of which were held at the Clarke Pavilion at the Resort Village. A meeting called specifically to discuss the annexation with Resort Village residents was held on August 18, 2018 at the Clarke Pavilion.

Don't hesitate to e-mail if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Piermantier".

Steven Piermantier, Administrator
Attachments

Resort Village of Coteau Beach
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May 8, 2020

Re: Resort Village of Coteau Beach Annexation of Coteau Developments Inc. subdivision
Estimate of additional maintenance costs

To Whom it May Concern:

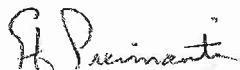
The following are the estimated additional costs to the Resort Village of maintaining the area within the Coteau Developments Inc. (CDI) subdivision.

1. Seasonal water: blowing out their water line will take approximately 2 hours for 2 people: \$35.00 / hour x 2 hours x 2 people - **\$140.00 per year**. The Resort Village does not need to rent a compressor for additional time.
2. Road maintenance - gravel: no gravel will be needed for at least 10 years on the initial 16 properties. We will allocate 100 yards every 5 years after this: \$20.00 / yard x 100 yards = \$2,000 / 5 = **\$400.00 per year**.
3. Road maintenance – grading: the Resort Village's Bobcat Toolcat will be used. We anticipate 2 hours per year @ \$35.00 / hour = **\$70.00 per year**.
4. Garbage – estimating an average of 8 cabins over 10 years in CDI subdivision i.e. 8 + 138 = 146 properties: 8/146 x our annual cost of garbage - \$7,000 - **\$382.00 per year**.
5. Sewage: no cost to the Resort Village.
6. Snow removal: in previous years when the Resort Village saw a fairly significant snowfall there was no issue on the roads within the CDI subdivision: they are high enough that the snow seems to blow off. With the construction of additional cabins the access roads may retain some snow. As a worst case we're estimating having to move snow 5 times each year for 2 hrs @ \$40.00 / hour = **\$400.00 per year**.
7. Grass cutting/tree pruning: the municipal reserve area will have to be cut. We anticipate cutting it once per month. 3 hrs @ \$40.00 / hour (labour and equipment) x 4 = **\$480.00 per year**.
8. Pump maintenance: estimating 146 cabins (8 in CDI subdivision), 8/146 x an allowance of \$1,500 per year for pump replacement = **\$82.00 per year**.

Total maintenance: **\$1,554 per year in 2021** plus \$400.00 for future gravel provision = **\$1,954.00 per year**.

Don't hesitate to e-mail if you have any questions.

Sincerely,



Steven Piermantier, Administrator

Resort Village of Coteau Beach Annexation of Coteau Developments Inc. subdivision
 Estimated Tax Revenue from Coteau Developments Inc. properties
 2020 Tax Year

To Whom it May Concern:

The following is the estimated tax revenues from the properties included in the proposed annexation of the properties within the CDI subdivision. The mill rate and base tax below are for the 2020 tax year.

Resort Village mill rate: 0.00534
 Resort Village base tax: 378.00

Legal Description	Assessed Value	Taxable Assessed Value:		Estimated	
		Assessed Value (Residential)	Assessed Value x 0.80	Tax	Corrected Estimate
Lot 1, Block 1, Plan 102258479	461,600	369,280		2,349.96	2,349.96
Lot 2, Block 1, Plan 102258479	406,000	324,800		2,112.43	2,112.43
Lot 3, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 4, Block 1, Plan 102258479	89,300	71,440		759.49	759.49
Lot 5, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 6, Block 1, Plan 102258479	94,800	75,840		782.99	782.99
Lot 7, Block 1, Plan 102258479	94,800	75,840		782.99	782.99
Lot 8, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 9, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 10, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 11, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 12, Block 1, Plan 102258479	89,300	71,440		759.49	759.49
Lot 13, Block 1, Plan 102258479	89,300	71,440		759.49	759.49
Lot 14, Block 1, Plan 102258479	89,200	71,360		759.06	759.06
Lot 15, Block 1, Plan 102258479	89,300	71,440		759.49	759.49
Lot 16, Block 1, Plan 102258479	93,600	74,880		777.86	777.86
Block A, Plan 102258479	6,600	Exempt	3,630	0	397.38
Block B, Plan 102258479	5,000	Exempt	2,750	0	392.69
Block C, Plan 102258479	1,700	Exempt	935	0	382.99
Block D, Plan 102258479	2,500	Exempt	1,375	0	385.34
Block E, Plan 102258479	5,800	Exempt	3,190	0	395.03
Block S1, Plan 102258479	0	Not assessed - Crown		0	
Block S2, Plan 102258479	0	Not assessed - Crown		0	
Block MB1, Plan 102258479	0	Not assessed - Crown		0	
Block MB2, Plan 102258479	0	Not assessed - Crown		0	
Block SX1, Plan 102258479	0	Not assessed - Crown		0	
Block F, Plan 102301568	43,500	Exempt	34,800	0	563.83
Total Tax Levy:				15,157.61	17,674.88

Note: any development on the empty lots will result in an increase in assessment, and taxes would increase as well.

Note: the above figures are based on the Resort Village's 2020 mill rate and base tax. Any increase to the Resort Village's mill rate or base tax would see an increase to the above figures.

***Note: Parcels A-E are assessed Agricultural by the RM of Coteau. We assume the Saskatchewan Assessment Management Agency (SAMA) will assess them the same if they are annexed into the Resort Village. Parcel F is assessed Residential by the RM of Coteau. We assume it will be assessed the same if the parcel is annexed into the Resort Village**

Sincerely,



Steven Piermantier, Administrator

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May 8, 2020

Re: Annexation of Coteau Developments Inc. subdivision
Resort Village of Coteau Beach: plans for future growth

To Whom it May Concern:

The Resort Village looks forward to having the property within the Coteau Developments Inc. (CDI) subdivision become part of the Resort Village.

The Resort Village is aware of CDI's plans for the subdivision and entered into a Servicing, Development and Annexation agreement, attached, on May 9th of 2017. There is 16 lots approved by the RM of Coteau for development; it is the intention of CDI to apply for development of a further 14 lots, designated as parcel B and C on the attached site plan, sometime in the future which the Resort Village has agreed to facilitate in the May 9th, 2017 agreement. One of the remaining parcels of A, D or E in the sub-division will be developed and utilized for a storage area available to CDI and Resort Village residents. Upon completion of the storage area the remaining two parcels may remain as green areas within the sub-division or may be developed for other approved uses. Parcels B and C will be zoned Residential in accordance with the Resort Village's Zoning bylaw.

The Resort Village currently has sufficient capacity within our services and facilities to accommodate this subdivision. We do not anticipate any impacts on service levels for the golf course, tennis / pickleball court, parks or playground areas or use of the Pavilion. The Resort Village operates a seasonal water system and we see no concerns in providing seasonal water to any property owner within the CDI subdivision.

Don't hesitate to e-mail if you have any questions.

Sincerely,



Steven Piermantier, Administrator

