
County of Wetaskiwin No. 10

Box 6960
Wetaskiwin, AB, T9A 2G5
Phone: 780-352-3321
Fax: 780-352-3486
Website: www.county.wetaskiwin.ab.ca



MOUNTAIN SHORES LAND VENTURES LTD. QUESTIONS AND ANSWERS – CHAPTER 4 August 15, 2016

The following information is intended to provide and clarify details regarding several matters concerning the Dorchester Recreation Resort Development by Mountain Shores Land Ventures Ltd. (MSLV). This information provides an update to the September 25, 2015, October 20, 2015 and April 15, 2016 Questions and Answers along with new information. Chapters 1-4 are available on the County website at www.county.wetaskiwin.ab.ca.

What is the current status of the Escrow funds?

MSLV was unable to meet the deadlines outlined by County Council and as such, the County has assumed the escrow account and the escrow agreement has been terminated. The amount released to the County was \$3,136,779.84. The County will now take responsibility of the project and will be tendering for contractors to complete some/all of the remaining work dependent on funds available.

As of this date, how much remains in the Escrow?

As of August 15, 2016, the Escrow has approximately \$3,002,000 remaining with \$4.9 million of work left to complete according to the MSLV engineers. These numbers are in the process of being verified by County engineers. The County has paid out all remaining holdbacks to known contractors who had completed work up to October 31, 2015 under the terms of the escrow agreement. Further, there are some outstanding obligations the developer had under the escrow and developer's agreement that need to be paid to the County.

What are the plans for the completion of the Project?

The County has hired an engineering firm to conduct a detailed analysis of the current infrastructure, including the water and wastewater systems, internal roads and Range Road 11. The analysis is estimated to take up to five (5) weeks. Work may begin sooner on portions of the project should information become available. Council will review the results of the report before making a final decision on moving forward. The priorities of Council are to complete the Water and Wastewater systems followed by road infrastructure. MSLV will not play a part in this decision.

County of Wetaskiwin No. 10

Box 6960
Wetaskiwin, AB, T9A 2G5
Phone: 780-352-3321
Fax: 780-352-3486
Website: www.county.wetaskiwin.ab.ca



MOUNTAIN SHORES LAND VENTURES LTD. QUESTIONS AND ANSWERS – CHAPTER 4 August 15, 2016

Who is responsible to complete any on-lot work remaining such as electrical, water/wastewater, gravel pads or drainage issues?

As the landowner, MSLV remains responsible to complete any on-lot work within the subdivision.

Who is responsible to maintain and snowplow the Internal Roads within the Dorchester Ranch subdivision?

The County has taken over the maintenance and snowplowing of both the internal roads and Range Road 11. All costs related to this that would have been the responsibility of MSLV under the developer's agreement will be paid for from the remaining escrow funds.

Development Requiring Permits

Development permits are issued for the **recreation vehicle use** (as a discretionary use) and are **not** issued for individual Recreation Vehicles or Park Model units (max 540 sq ft) parked on Recreational lots. Development permits are also required for other structures being installed such as detached decks or sheds. Further, Section 3.31 of the Land Use Bylaw is clear in that "a recreational vehicle may NOT be augmented by an attached canopy, deck, lean-to or any other attached accessory building. Non-attached accessory buildings require a development permit." Mobile Homes (all sizes) or Park Models (that exceed 540 sq ft) are not a permitted or discretionary use on recreational lots in the Dorchester subdivision.

Contact Information

We hope that this information has provided some in-sight on the matters respecting the Dorchester Ranch Recreation Development. Should you have any questions, please contact Rod Hawken, Assistant County Administrator at 780-361-6225 or email to rhawken@county.wetaskiwin.ab.ca.