

**NATURIST LEGACY INC. REPRESENTATION IN SUPPORT
OF CONDITIONAL USE APPLICATION C-51-11**

*Presented on behalf of Naturist Legacy Inc. by
John Kundert, President, and Mark Brown, Treasurer*

Naturist Legacy Inc. is no stranger to the RM of Brokenhead. We were formerly known as Crocus Grove Sun Club, a group that has been located in this municipality for more than 40 years! We are here this evening on behalf of our 60 members.

Last April, the current owners of the property that has always hosted our club cited financial concerns as the reason for their decision to end our use of their campground. Our group suddenly needed a new home. We quickly organized a land search. In preparation for land ownership, our group reorganized into a private non-profit corporation created to act as a conservation land trust on behalf of our members. We eventually purchased an 80 acre property less than a quarter mile from our old location.

Our land is zoned A80 Rural and Agricultural. As allowed under Zoning By-law 1688, we are before Council to seek a Conditional Use Order that would permit Camping and Tenting Grounds including a Travel Trailer Park on our land. We seek this Conditional Use Order because some of our members want to locate their travel trailers on our land.

We wish to make it clear to Council that we do not intend to operate as a public or commercial campground. We will not be competing with any other campgrounds in the area. We are establishing a private membership-only naturist park on our land. Whatever camping facilities we offer will be used only by members.

Our land is bordered on two sides by the Mars Hill Wildlife Management Area. We believe that we are the ideal owners of this land because both the type and scale of our development will be compatible with the natural environment of the surrounding area.

As noted on our Conditional Use application, this land is heavily treed and not suitable for full-scale agricultural use. We intentionally purchased heavily treed land not only for the essential privacy it offers, but also to earn a modest supplementary income from the sale of cordwood and lumber-grade trees.

We are aware that the retention of tree cover and woodlands is a stated policy in the new Brokenhead River Planning District Development Plan. Though we intend to seek limited financial gain from the trees on our land, we will do so only through responsible and sustainable woodlot management that will preserve both tree cover and wildlife habitat. This woodlot management is referenced in our Conditional Use application as operating a tree farm.

We are also aware that the RM's new Development Plan talks about directing recreational development "towards areas with low potential for agriculture due to poor soil conditions, adverse topography or physical constraints." This description certainly applies to our land, and for this reason we believe it to be an appropriate location for our naturist park.

We are passionate about preserving the natural character of our land, and about protecting our environment. Our new property was a literal scrap yard and garbage dump when we took possession last October. Tons of that scrap metal and refuse have already been sent to recycling. Crumbling buildings have been demolished. Noxious weeds have been cut and will be controlled. These restoration and renewal efforts will be ongoing.

Our physical development will occupy about 5% of our total land area and will pose no threat to the environment. Our membership numbers are small, and so the infrastructure we build to serve them will be small. Our main infrastructure will consist of modern washrooms, a meeting hall and a swimming pool. We will install a sewage holding tank in accordance with the Onsite Wastewater Management Systems Regulation of the Manitoba Environment Act, and so ground water will be protected. This closed sewage system will by necessity encourage members to conserve water use. Members will be asked to haul their trash home with them, thereby limiting our contribution to the local landfill. We will recycle as much as possible.

We wish to remind Council once again that our group has existed within the RM of Brokenhead for more than 40 years. We have no history of causing trouble within the municipality. Our presence will not increase traffic levels, nor will it create noise issues. Our presence will in fact barely be noticed because of our location deep within the bush on our land. While we hope to grow our small membership over time, we realistically expect such growth to be modest.

We have been and will continue to be good neighbours. Our group has participated for years in the annual Mars Hill Spring Cleanup. Our annual garage sales have been well-attended by neighbours (some have even participated by selling their own goods). It's been our long-standing tradition to give unsold garage sale clothing and books to local women's shelters. We have also collected non-perishable groceries to benefit local food banks.

Our members have patronized local businesses in the past and will continue to do so. We will locally source both materials and services for our construction projects whenever practical. Our development will increase economic activity within the RM without increasing municipal infrastructure costs. Because of this new development, increased property taxes will be paid to the RM.

To conclude, we are the same group of people who will be doing the same activities within the RM of Brokenhead that we've done for the past four decades. The only change is that we're now on different land just a quarter mile down the road. We respectfully ask that our Conditional Use application be granted so that we will be able to accommodate the members of our private group who wish to locate their travel trailers on our land.

Thank you.