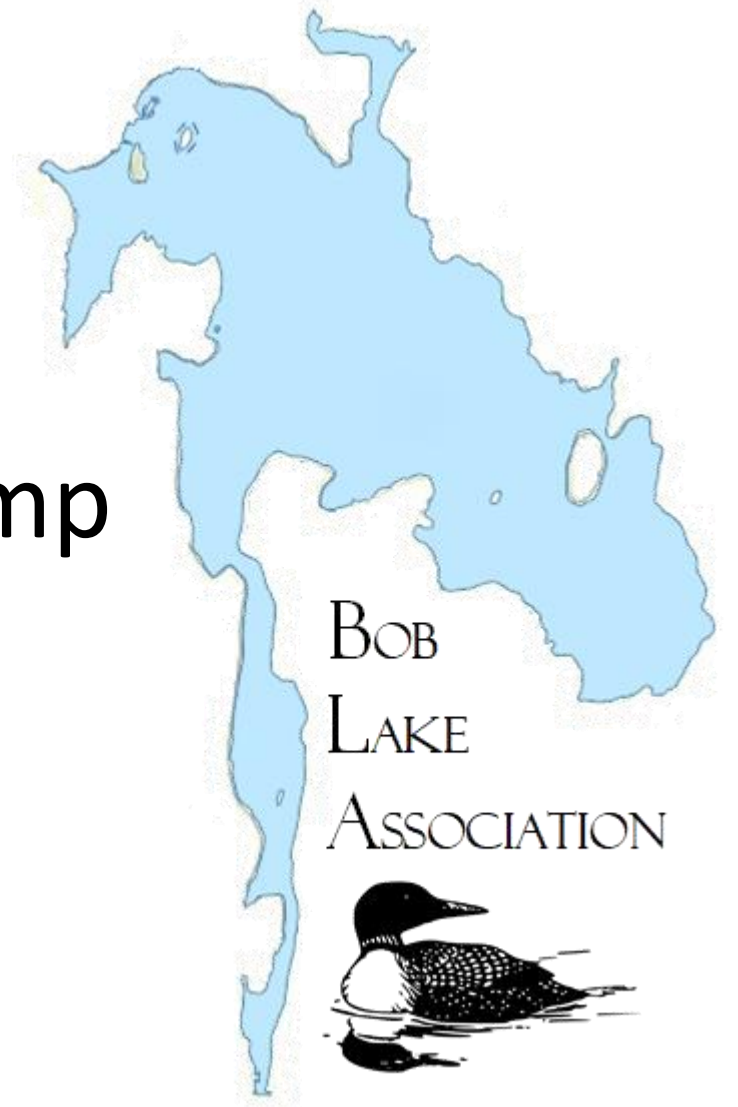


Proposal to the Municipality of Minden Hills Claude Brown Road Public Boat Ramp

Bob Lake Association

Presented by Dave Roberts and Robert Roszell

November 30, 2017



Agenda

- Who We Are
- Why We Are Here
- Solution
- Benefits
- Support
- Summary





Who We Are

- Bob Lake Association

- A newly formed association as of September 9, 2017
- Representing over 230 property owners on Bob Lake
- Comprised of ten Board Members including four Titled Officers
- Official website: <https://boblakeassociation.ca>

- Our mission statement

“To act, advocate and inform on behalf of the members of the Bob Lake Association to improve and protect Bob Lake and its environment.”

- Our focus

- To formalize our constitution in preparation of our AGM in May 2018
- To survey our membership to identify priorities
- To begin to form sub-committees around core programs such as water quality and environmentally targeted education such as septic system maintenance
- To resolve the top concern of our membership: restoring public boat ramp access to the lake

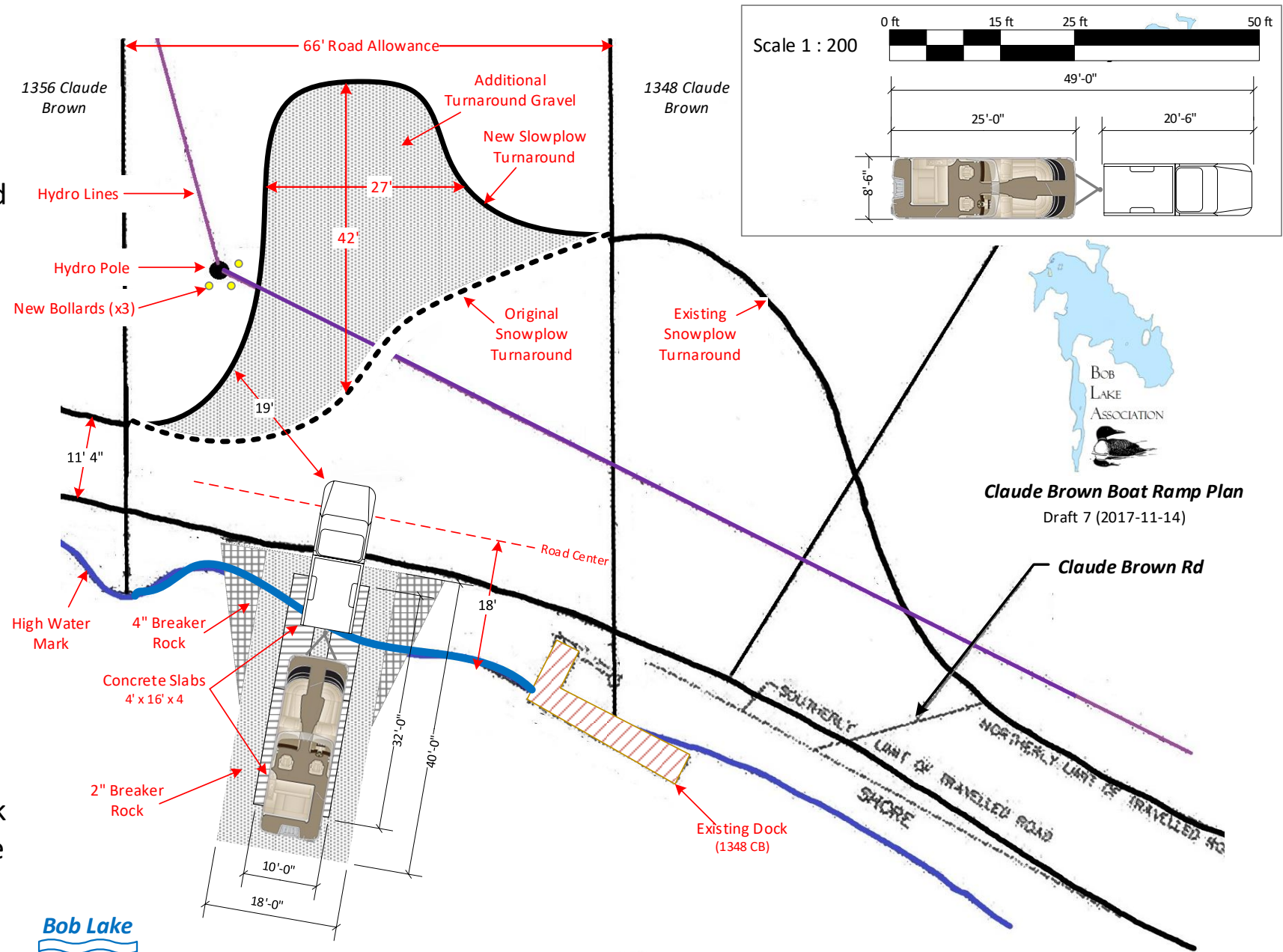


Why We Are Here

- To request that the Township include restoration of a public boat ramp on Bob Lake in their planning and budgeting for 2018
- To present a proposal that achieves this goal under key objectives
 - Minimize cost, environmental impact and local disruption
 - Utilize a municipally maintained road and municipally-owned road right-of-way
 - Maximize benefits for property owners, the Township of Minden Hills and local businesses
- To demonstrate how those objectives are met through
 - An optimized location at the intersection of Claude Brown Rd and the existing road allowance on the north end of Bob Lake - all municipally owned without right-of-way concerns
 - An optimized design that accounts for traffic flows during peak spring/fall usage patterns and accommodates existing neighbouring structures
 - Alignment to strict government standards for boat ramp construction with preliminary clearance by the MNFR as non-spawning shoreline
 - Expert testimonials establishing financial benefits for all parties (win/win/win)
 - Reduced cost estimate of only \$30,000 one-time with virtually no annual maintenance

Solution Design

- Accessible over municipal maintained road (Claude Brown) without use of private road right-of-way
- Fully contained on municipally owned road allowance property
- Purpose-built boat ramp concrete slabs to minimize maintenance
- Gravel expansion of existing snowplow turnaround to allow for safe and uninterrupted traffic flows with accommodation for two vehicle/boats in waiting
- Protective bollards for the existing hydro pole located nearby
- Does not impinge on the nearby dock which encroaches on a portion of the road allowance



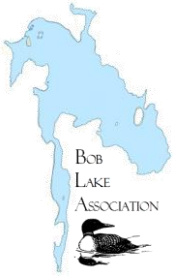


Benefits

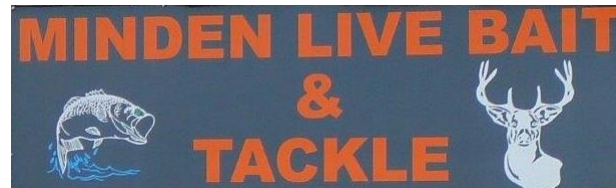
- **Maintain municipal tax revenues**
 - Loss of the public boat ramp will result in lower resale for Bob Lake properties (Haliburton Royal LePage Broker of Record estimates between 10-15%)
 - Lower resale will result in lower property assessments over time
 - Every 1% decrease in assessment value results in over \$7,000 annual in lost tax revenue for the municipality (based on current average cottage resale and mill rates)
- **Reduced shoreline impacts**
 - The absence of a public launch will undoubtedly cause more private launches being built, resulting in a far greater environmental shoreline impact
- **Access for authorities**
 - A public launch provides quick, easy and known water access to services such as MNRF for water quality testing or OPP for search and rescue (avoiding potentially devastating delays in an emergency situation)
- **Local business impacts**
 - The absence of a public boat launch will have a wide range of impacts on local businesses, such as fewer cottage renters, a lower number of boats and boat owner spend in the region, fewer guest fishers or recreational boaters coming to Minden, and inability to sell water-access only products and services such a floating docks or barge-only materials for construction

Support

We have secured written support for the restoration of public ramp access to Bob Lake from the following outdoor associations and local businesses



SAVE-ON
INDOOR BOAT
STORAGE





Summary

- We believe our proposal for the restoration of a public boat ramp on Bob lake is
 - Low cost and easily achievable
 - Non invasive and environmentally responsible
 - Financially beneficial for the township, property owners, and local businesses alike
 - Improves the local community and regains the utility of a key community asset
- Requesting the Township of Minden Hills to
 - Accept this proposal for the allocation of funds and planning resources in your FY18 budget
 - Work with members of the Bob Lake Association to refine the design and facilitate project communications to the BLA membership
 - Take on the execution and project management to complete the construction of a municipally owned and maintained public boat ramp on Bob Lake in the fall of 2018 as per the recommendations in this proposal