



Proposal to the Township of Minden Hills

# Claude Brown Road Public Boat Ramp

Bob Lake Association Board of Directors  
November 15, 2017

## Executive Summary

The Bob Lake Association (BLA) is pleased to present this proposal for restoring public boat ramp access to Bob Lake – home to over 230 cottagers and 150 boat owners. This proposal addresses the following critical objectives:

- To restore a publicly accessible boat launch on Bob Lake
- To minimize cost, environmental impact and local disruption
- To utilize a municipally maintained road and municipally-owned road right-of-way
- To maximize benefits for property owners, the Township of Minden Hills and local businesses

We feel the selected location is the best available option for the lake and that the proposed design addresses all major concerns, while costing significantly less than the township's previous estimate. The loss of the original public boat launch on this lake, maintained by the municipality for over 50 years, is a unique and unprecedented situation. We believe that it is in the best interest of both the property owners on Bob Lake and the Township of Minden Hills to restore a municipally owned and maintained boat launch and that, given the unique circumstances, no precedent will be set for any other lake in this municipality.

## SOLUTION

The proposed boat ramp location is entirely contained within an existing municipal road allowance at the north end of Bob Lake on Claude Brown road (see Appendix I for map and design specs). Access to the site is over a municipally maintained road and integrated with an existing snowplow turnaround. The following list outlines the key components of the solution:

- Conforms to boat launch recommended specifications as published by DFO and Parks Canada.
- Clear of any fish spawning grounds as confirmed by the MNRF.
- Incorporates purpose-built boat ramp concrete slabs to minimize or eliminate annual maintenance.
- Includes a significant gravel expansion of the snowplow turnaround to allow for easy boat trailer backup alignment to the ramp, ample room for vehicles to pass while a boat is being launched during the spring high-water, and temporary parking for additional vehicle with boats waiting for the launch.
- Includes protective barriers for the existing hydro pole located nearby.
- Does not impinge on the nearby dock which encroaches on a portion of the road allowance.

## BENEFITS

The following is a summary of the benefits derived from restoring public boat access to Bob Lake. Supporting details can be found in Appendix II.

- **Maintain municipal tax revenues.** The loss of Bob Lake's public boat ramp will result in an estimated 10-15% reduction in property resale value according to a local real estate expert. Boating is a significant part of cottage life. The absence of public boat ramp will be a deterrent for the majority of prospective Bob Lake cottage buyers in the future, and real estate agents will use this to justify lower offers. MPAC does not consider access to a boat ramp in their assessments. However, resale values over time are the single biggest assessment factor. Every 1% reduction in Bob Lake property assessments (or lower future increases compared to other lakes) results in over \$7,000 in annual tax revenue loss for Minden Hills (based on the current average cottage resale and mil rate), making a worse case impact of over \$100,000 per year (for a 15% decline).
- **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 lack 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 as floating docks or barge-only materials for construction.

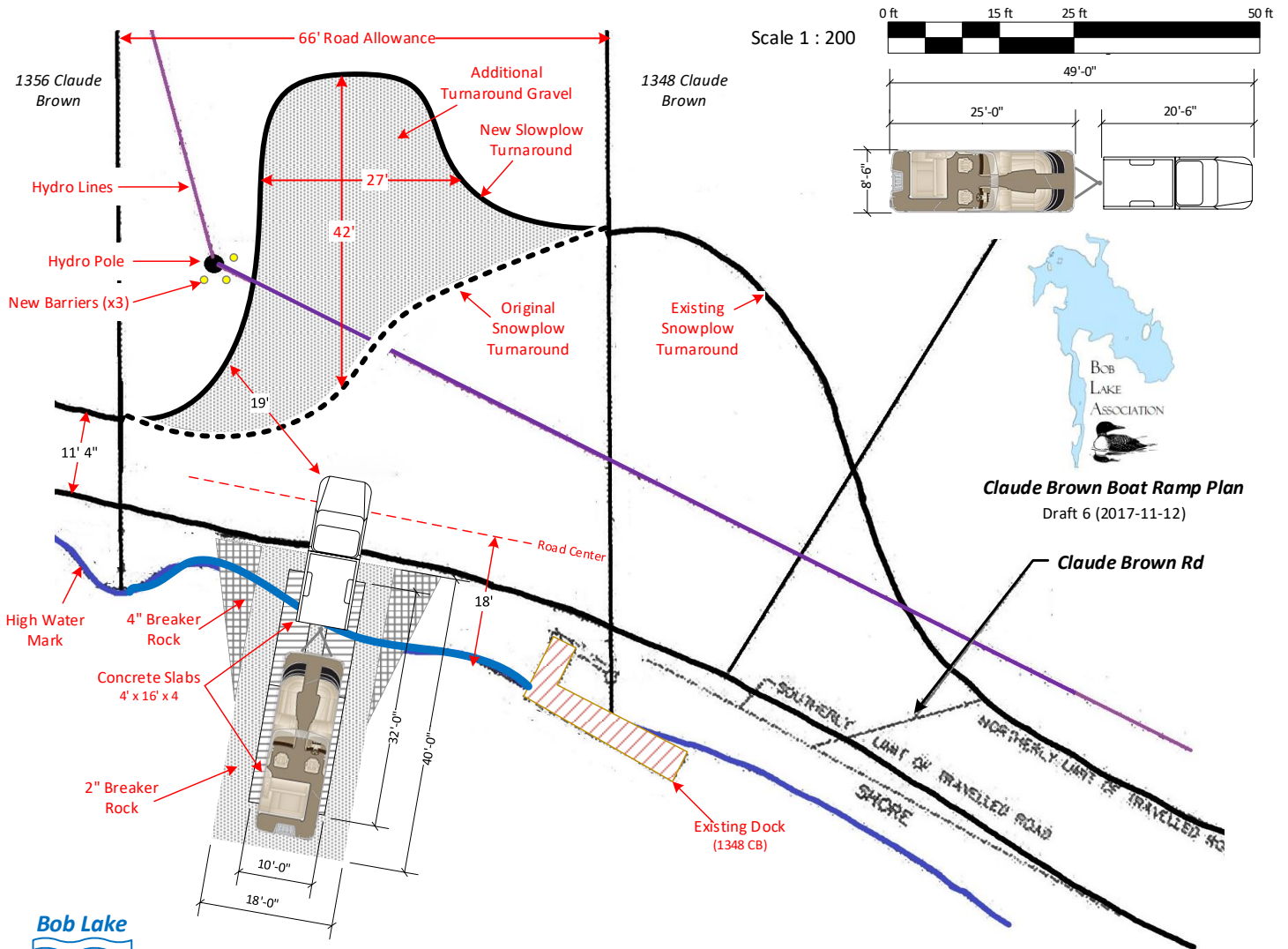
## COST ESTIMATE

We have obtained two independent quotes for constructing the ramp from well-known and reputable companies in the region with expertise and experience in boat ramp construction. The estimates were very close with both companies expressing a high degree of confidence in the amounts quoted (see Appendix III for details). With contingency we feel the total cost of the ramp will be under \$30,000 to construct. In addition, the cement slab design virtually eliminates any on-going annual maintenance costs.

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## Appendix I – Ramp Design and Location



### Key Design Notes

- 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



## Appendix II – Benefits

### PROPERTY RESALE AND ASSESSMENT VALUES

MPAC does not include access to a boat launch as part of its assessment, and cannot provide an immediate impact to assessed values of Bob Lake cottage properties resulting from the loss of their public boat ramp. However, this will unquestionably impact resale values of Bob Lake cottages over time as the lack of a public boat ramp will be a deterrent to a majority of future cottage buyers. In addition to a lower number of interested buyers, Real Estate agents representing buyers will undoubtedly use this as leverage to justify lower offers. Changes in resale values, even localized ones, are eventually reflected in MPAC assessment values. As such, a decline to Bob Lake cottage property values not only impacts owners, it also means lower tax revenues for the township.

The following table represents the decline in municipal property taxes as a function of Bob Lake property assessment adjustments from resale value impacts:

\$500,000	- Average Haliburton Cottage Resale Value
200	- Total Bob Lake Properties (less properties with private ramps)
\$100,000,000	- Total Bob Lake Property Value
0.00709955	- Minden Hills Residential Mill Rate
\$709,955	- Total Annual Bob Lake Property Tax Revenue
\$7,100	- Tax Revenue Loss From 1% Decline in Resale
\$35,498	- Tax Revenue Loss From 5% Decline in Resale
\$70,996	- Tax Revenue Loss From 10% Decline in Resale
\$106,493	- Tax Revenue Loss From 15% Decline in Resale

We have been working with the Royal LePage Haliburton office to obtain their professional opinion on the potential resale impact of Bob Lake properties as a result of no public boat launch. The following is a quote from Anthony vanLieshout (Broker of Record):

*"I believe the resulting value is dramatically (negatively) affected as a result of no public boat launch facilities. Power boats, jet skis, sail boats and resulting activities (fishing, skiing, tubing, wake boarding, sailing etc.) are a key component to the appeal of a recreational lifestyle on larger lakes. Our average price of a cottage in Haliburton County on a lake of similar size to Bob Lake is around the \$500,000 mark. It would be reasonable to suggest that a lack of motorized opportunities would influence that value to \$425,000 - \$450,000. Therefore negative impact on value would be 15%-10%."*

Every percentage point decline in Bob Lake cottage resale value that is eventually reflected in MPAC assessment value means over \$7,000 in annual tax revenue losses – far more than the cost and maintenance of a public boat launch. Avoiding a potential tax loss as much as 10-15 times that amount makes a public boat launch an extremely wise investment for the township.

### SHORELINE IMPACTS FROM ADDITIONAL PRIVATE LAUNCHES

The lack of a public boat ramp will result in the construction of additional private launches as individual boat owners seek their own solutions. This means a significant amount of natural lake shoreline will be disturbed, which could potentially generate long-term environmental impacts. The MNRF would undoubtedly prefer to see a single public boat ramp rather than dozens of new private launches.

### ACCESS FOR AUTHORITIES

A public boat ramp provides an easy and well-known launch for a number of authorities, such as:

- OPP for policing and search & rescue
- MNRF for fisheries and water quality management
- Ability to launch equipment to support fish stocking programs (e.g. barges of clean cut rock to enhance trout spawning grounds as proposed by the Haliburton Highlands Outdoors Association)

While authorities have the power to use private launches, the overhead and delays associated with exercising such rights could have devastating results in an emergency situation.

## LOCAL BUSINESS IMPACTS

While not immediately obvious, the lack of a Bob Lake public boat ramp has many financial impacts to local businesses, such as:

- **Cottage Rentals:** Many owners rent their cottages on a regular basis. Renters represent new people into the area that bring a significant boost to local businesses (restaurants, groceries, fuel, etc.). Renters that discover the beauty of Haliburton come back year after year, potentially becoming a future tax paying property owner. Access to a boat launch is critical for many renters. Without this Bob Lake cottages become less attractive for renters.
- **Boat Owner Spend:** Boat owners spend thousands to maintain, service and store their watercrafts. Most of that spend goes back to local businesses. The lack of a public boat ramp will reduce the number of boat owners on the lake as they are unable to reliably launch and remove their boat over the season.
- **Fishing and Recreation:** Out of town boat owners are attracted to clean lakes with good fishing such as Bob Lake, and represent another source of revenue for local businesses. Without a public boat ramp Bob Lake is off the list for these boat owners.
- **Water-Only Deliveries:** There are many items whose only viable means of delivery to cottages is from the lake, such as dock systems or certain building materials. This is particularly true for cottages on islands or on challenging roads for large trucks. Purchase of such products or services is no longer possible without a public ramp.

See [Local Businesses](#) section is Appendix IV for specific testimonials from business owners.

## Appendix III – Cost Estimates

### HAWK RIVER CONSTRUCTION

Included with permission from company:



Box 1041, 82 Mallard Rd.  
Haliburton, Ontario  
K0M 1S0  
Phone: (705) 457-1386 Fax: (705) 457-9098  
[www.hawkriver.ca](http://www.hawkriver.ca)

November 6, 2017

Robert Roszell  
Bob Lake Boat Ramp  
Minden, On.

1-416-795-9466  
Robert@tufftechbags.com

As per our site discussion on Nov 3, 2017: Revision #1 with turn around

**Install new Boat Ramp on Claude Brown Rd for Bob Lake as per Drawing:**

- Float equipment
- Utilize large excavator to prep for new boat ramp, remove trees, place clear stone and place ramp sections.
- Supply & Install 4 each 16' x 4' precast reinforced boat ramp sections fabricated by Brooklin
- Place 4 ramp sections 2 by 2 (roughly 8' x 32')
- Use blast rock on either side of ramp to provide wave and undermining protection for boat ramp
- Provide a 12 degree decline into water.
- Install turn around area as per drawing.

**Price: \$28,823.68**

**Price does not include:**

- Applicable taxes. (13% HST)
- Layout of where boat ramp is to go by others
- Relocation of hydro pole and lines, if required
- 3 barriers around hydro pole
- Permits, if required

**Payment Terms:**

- 30% deposit due upon acceptance
- Remainder due upon completion
- Quote valid for 30 days



# TOM PRENTICE & SONS TRUCKING

Included with permission from company:

## Tom Prentice & Sons Trucking

1106505 Ontario Inc.

Telephone: (705) 286-1428

Fax: (705) 286-1171

TRUCKING, GRADING AND EXCAVATING  
SAND, GRAVEL, TOPSOIL, STONE,  
SEPTIC SYSTEMS, ETC.

Box 283, Minden, Ontario K0M 2K0

Name: <u>Bob Lake Association</u>		Date: <u>Nov 10/17</u>	
Address:			
		Postal Code:	
City:		Phone:	
TERMS - PAYMENT UPON COMPLETION OF WORK UNLESS ARRANGED OTHERWISE.			
Material for boat ramp.			
72 yds 4" breaker, 24 yds 2", 12 yds 4-8 stone		3177.	00
4 Brooklin 16' boat ramps		6024.	12
Material for 24' x 60' turning area.			
96 yds 4" breaker, 24 yds A gravel		3290.	00
Excavator & skid-steer		5050.	00
Labour & packer		1600.	00
Tree removal		500.	00
Silt Fence and geo-fabric		400.	00
		Hst	2605.34
Signature of person authorizing work as per quote:		QUOTE ➔	22646.46
2% per month interest charged on overdue accounts. NOTE: Any changes, verbal or written, may constitute a change in quote.			



## Appendix IV – Letters of Support

### HHOA



#### **HALIBURTON HIGHLANDS OUTDOORS ASSOCIATION**

6712 Gelert Rd.  
HALIBURTON, ONTARIO K0M 1S0  
PHONE: 705-457-9664 FAX: 705-457-9503  
email: [hhoa@bellnet.ca](mailto:hhoa@bellnet.ca)  
website: [hhoa.on.ca](http://hhoa.on.ca)

October 17, 2017

Bob Lake Cottage Association

Hi Robert, Thank-you very much for the informative presentation you fellows delivered at our Board of Directors on October 04, 2017. It clarified some points for the directors.

As mentioned, the Haliburton Highlands Outdoors Association supports any, and all outdoor activity opportunities such as angling, hunting, trapping, hiking, etc. Our Community Hatchery is one of the 53 volunteer hatcheries in the Province of Ontario. We currently stock 40% of the area lakes under the guidance of the Ontario Ministry of Natural Resources Fisheries Management plan. Our hatchery division is directed by a OMNRF Aquaculture License for what lakes are to be stocked, the amounts and timing.

At the Oct 4/17 meeting, it was confirmed by MNRF staff attending that OMNRF will not stock any lakes with no public access to the lake. A public boat launch would address any *potential* future opportunities for Bob Lake as far as stocking etc.

We are supportive and congratulate the Bob Lake Association for formally organizing and are willing to partner, support common goals/ initiatives in any way we can going forward.

Sincerely,

*Larry Hewitt*

Larry Hewitt  
President, HHOA  
705-457-9664

OFAH

## ONTARIO FEDERATION OF ANGLERS & HUNTERS

P.O. Box 2880, 4601 Cathye Drive, Peterborough, Ontario K9J 8L5  
Phone: (705) 748-6324 • Fax: (705) 748-9577 • Visit: [www.ofah.org](http://www.ofah.org) • Email: [ofah@ofah.org](mailto:ofah@ofah.org)



*Ontario Conservation Centre*

OFAH FILE: 349A  
November 15, 2017

Mayor Brent Devolin  
PO Box 359  
Minden, Ontario  
K0M 2K0

Your Worship:

**Subject: Letter of Support for a public launch at Bob Lake in Minden Hills Township**

On behalf of the Ontario Federation of Anglers and Hunters (OFAH), its 100,000 members, subscribers and supporters, and 740 member clubs, we are writing this letter to express our support for maintaining public access on Bob Lake in the Minden Hills Township.

The OFAH was recently notified of the loss of public access on Bob Lake when the ownership of the existing launch was determined to be located on deeded land held by a private citizen and not the township, as previously believed. This access point has provided generations of sustainable natural resource use, including the opportunity for anglers to access a lake with a healthy population of Haliburton Gold Lake Trout and many other species. These resources provide a valuable attraction for anglers, which can bring significant economic input to the region.

The OFAH supports the Bob Lake Association's objective to have a public launch and maintain public access to Bob Lake. Maintaining access will not negatively impact fisheries through increased angling pressure, or impact the development capacity of the lake, and provides recreational opportunities that benefit the general public and the municipality.

We look forward to discussing this issue further with you, and would be pleased to offer our expertise on this important topic.

Yours in Conservation,

Robert Cole  
Land Use Policy and Habitat Specialist

RC/gh

cc: Robert Roszell, Vice Chair Bob Lake Association  
OFAH Land Use/Access/Trails Advisory Committee  
Angelo Lombardo, OFAH Executive Director  
Matt DeMille, OFAH Manager, Fish & Wildlife Services  
OFAH Fish & Wildlife Staff

## MNRF

**From:** Challice, Adam (MNRF) [mailto:[Adam.Challice@ontario.ca](mailto:Adam.Challice@ontario.ca)]

**Sent:** August 28, 2017 10:56 AM

**To:** Robert Roszell

**Cc:** Piper, Hayden (MNRF)

**Subject:** RE: Big Bob Lake

Hi Robert,

The location you have proposed is not on a known lake trout spawning shoal. The timing window for in-water works that would be applied to Bob Lake would be July 16 – September 30<sup>th</sup>. However, there may be some flexibility in extending the timing window if the work could be completed in the dry (above the water) in the fall.

Hope this helps.

### Adam Challice

Management Biologist | Minden Field Office, Bancroft District | Ministry of Natural Resources and Forestry |

 [\(705\) 286-5215](tel:(705)286-5215) |  [\(705\) 286-4355](tel:(705)286-4355) |  [adam.challice@ontario.ca](mailto:adam.challice@ontario.ca) |

## LOCAL BUSINESSES

### Harper Powersports & Marine



11588 Hwy. 35, Minden, Ontario K0M 2K0 705-286-2750 Fax: 705-286-4510  
3572 County Rd., 21, Box 476, Haliburton, ON K0M 1S0 705-457-2282 Fax: 705-457-1826

[www.harper-marine.com](http://www.harper-marine.com)

November 13, 2017

To The Township of Minden Hills

Re: Public Boat Ramp access on Bob Lake

Harper Powersports & Marine is writing this letter in support of the Bob Lake Association regarding their mission to restore public boat ramp access to Bob Lake.

As a local business in the marine industry, the lack of a public boat ramp since 2016 has had a significant impact financially on our company by way of lost revenue from boat sales, rentals and storage. This situation has also been a major inconvenience to our customers who currently own boats on the lake.

We wholeheartedly support the Bob Lake Association in their mission to see public access restored for the benefit of Bob Lake residents and cottagers, Minden Hills community and local business owners.

Regards,

A handwritten signature in black ink that reads 'Dan Bursey'.

Dan Bursey  
General Manager  
Harper Powersports & Marine Ltd.



## Boatwerks

\*\*\* Spoke with Randy (manager) on November 13, 2017 and have his full verbal support – waiting on written email response \*\*\*

## Minden Live Bait & Tackle

On Tue, Nov 14, 2017 at 12:13 PM, Diane McLay <[dianemclay9@gmail.com](mailto:dianemclay9@gmail.com)> wrote:

Hi Dave,

We own Minden Live Bait & Tackle. Here are my concerns with not having a boat launch on Bob Lake.

1. A number of cottage owners rent their cottages out. The people who rent the cottages want to bring their boats up for the week however there is no way to get the boat in the water.
2. When customers come to stay on Bob Lake and find out there is no boat launch there they do not spend as much in my store. Instead of buying all their supplies for trolling for lake trout they just buy a dozen worms as they can only fish off the dock now.
3. There should be public access to all lakes in Ontario.
4. Without a proper boat launch people will try to launch their boats anyway in an unsafe location and someone will probably get hurt.

Hope this helps.

Diane

Minden Live Bait & Tackle

## Off Road Sports

\*\*\* Spoke with Arnie (owner) on November 13, 2017 and have his full verbal support – waiting on written email response \*\*\*

## Walsten Marine

On Tue, Nov 14, 2017 at 12:04 PM, Pam <[pam@walstenmarine.com](mailto:pam@walstenmarine.com)> wrote:

Walsten Marine is in support for restoring public boat launch access to Bob Lake. We feel like this has and will impact our business year after year if this goes on the way it has. Not to mention the impact it has caused on us using private launches to get customers boats out for them. I can honestly say we have lost a 30K new boat deal in 2016 due to the launch ramp being closed at the time and the customer was not sure of the future and did cancel his deal with us. We have also seen a large decrease in customer returning to Walsten Marine for winter storage with us.

Pam

Walsten Marine

[705-488-2811](tel:705-488-2811)

## Home Hardware

On Nov 16, 2017 7:16 AM, "Moulton, Dan" <[Dan.Moulton@homehardware.ca](mailto:Dan.Moulton@homehardware.ca)> wrote:

Morning Dave,

Minden Home Hardware Building Centre supports public access to lakes and waterways for cottages and locals alike. We believe Bob Lake Association's proposal for a boat launch is the right choice for all stakeholders. We will support this initiative in any way we can.

Dan Moulton

Dealer-Owner

## Haliburton Timber Mart

On Mon, Nov 13, 2017 at 1:26 PM, Greg Scheffee <[greg@haliburtonlumber.com](mailto:greg@haliburtonlumber.com)> wrote:

Thank you for reaching out to us.

The Bob Lake Cottagers have been very supportive of Haliburton Timber Mart for many years. A public boat launch would assist our business in securing the delivery service we provide to the cottagers and residents of Bob Lake for many of our products. We wish you well in this endeavour.

Best wishes,

Greg Scheffee  
Haliburton Timber Mart  
Toll Free: [1 - 877 - 425 - 5862](tel:1-877-425-5862)  
Phone: [\(705\) 457 - 2510](tel:705-457-2510)  
Fax: [\(705\) 457 - 1591](tel:705-457-1591)  
Email: [greg@haliburtonlumber.com](mailto:greg@haliburtonlumber.com)

## Emmerson Lumber

On Tue, Nov 14, 2017 at 3:49 PM, Kim Emmerson <[kim@emmersonlumber.com](mailto:kim@emmersonlumber.com)> wrote:

Dear Mr. Roberts:

Boat landings on our lakes are vital to the enjoyment of property by the local cottagers and residents. Launches provide economic stimulus for the local economy as well.

Minden Hills township should take all reasonable steps to provide this availability for Bob Lake ratepayers.

Kim Emmerson, President  
Emmerson Lumber Limited

## RPM Marinas

On Mon, Nov 13, 2017 at 2:07 PM, Scott Gordon <[scott@haliburtonrpm.com](mailto:scott@haliburtonrpm.com)> wrote:

Bob Lake Association,

We support your initiative to reopen the launch at Bob Lake. RPM Marina's offers pickup and drop-off for storage and rental boats, this closure has impacted our ability to service Bob Lake to the level that we would wish to provide our customers. Alan has spoken to various municipal folks over the past two years in support of this situation. RPM will continue its efforts on your behalf.

Regards,

Scott Gordon  
Parts Manager  
Balsam-Haliburton-Wedgewood

5122 County Road 21, P.O. Box 270  
Haliburton, ON K0M 1S0  
Ph: [705-457-1473](tel:705-457-1473) (Haliburton)  
Fx: [705-457-9476](tel:705-457-9476)  
[www.rpmmarinas.com](http://www.rpmmarinas.com)



## Houston Marine Systems

On Tue, Nov 14, 2017 at 10:28 AM, <[sales@hmsdock.com](mailto:sales@hmsdock.com)> wrote:

Hi Dave,

Houston Marine Systems is happy to hear that your association has formed a sub-committee for restoring public boat access to Bob Lake. As a local business that is on the lakes of Minden Hills, Haliburton and the Kawarthas every day between April and November, we rely on public boat launches to give us access to the lakes so that we can deliver docks and docking supplies to our customers. We know that lacking a good, safe access to a lake can severely limit our customer's options when it comes to creating the waterfront that they hope to be able to enjoy with their families. We wish you success in your endeavor, to the benefit of Bob Lake cottagers and to businesses like ours, and we hope you can be a good example to others local lakes with similar issues.

Houston Marine Systems  
[1-888-467-3625](tel:1-888-467-3625)  
[www.hmsdock.com](http://www.hmsdock.com)

## Save On Inside Boat Storage

On Mon, Nov 13, 2017 at 3:56 PM, Doug <[doug@saveoninsideboatstorage.com](mailto:doug@saveoninsideboatstorage.com)> wrote:

Dear Dave

Since the ramp on Bob Lake closed in 2016 it has been almost impossible to put in and take out boats for the owners. We have had to rely on people's private property when it is at their convenience and I thank them for their generosity. For me as a business and for the boat owner it has been a very difficult situation. Hope this situation can be resolved for all parties concerned

Doug Colbourne  
Save on inside boat storage

## Foodland

\*\*\* Spoke with Jaime Dollo (owner) on November 13, 2017 and have his full verbal support – waiting on written email response \*\*\*

## Appendix V – BLA Officers and Boat Ramp Sub-Committee

Name	Bob Lake Cottage Address	Cottage Owner Since	BLA Board Title	Boat Ramp Sub-Committee
Laurent Joncas	1241 Trellis Trail	1995	Chair	✓
Robert Roszell	1011 Fleming Road	1998	Vice Chair	✓
Sue Pyke	1422 Tennyson Road	1997	Secretary	
Ross Gladwell	1171 Goose Down Lane	1998	Treasurer	✓
Dave Roberts	1122 Shakespeare Drive 1169 Trellis Trail	2008 2016	Director	✓
John du Manoir *	1043 Parlee's Point Lane	1991	Director	✓
Bruce Stephens *	1312 Claude Brown Road	1994	n/a	✓

\* Full-time resident

## Appendix VI – Additional Supporting Notes

1. The township already has an updated survey from 2016 for the Claude Brown site – eliminating additional survey costs.
2. Boat launches in the spring (peak road blockage with vehicle at high-water) are much faster than boat haul-outs in the fall (minimal road blockage with vehicle down ramp at low-water). Spring launches and fall haul-outs represent the vast majority of boat launch activity.
3. We recommend the project include proper signage, such as:
  - a. Boat ramp symbols to highlight direction along Scotch Line West and Claude Brown
  - b. Caution signs for approaching vehicles of potential obstacles ahead
  - c. Dead-end signs beyond road allowance
  - d. A Boat Ramp designation sign pointing out the Municipality's ownership and the rules of engagement, like no parking, maximum time usage, safety tips, etc.
4. The actual land proposed for the ramp is incorrectly zoned as shoreline residential – a confirmed mistake during the transfer from legacy map data to the new electronic based registration system. We understand that a rezoning process would have to be followed to correct this (mistake or not) and that the typical fees associated with this would be waived.
5. Claude Brown is a lightly travelled cottage road with less than 40 properties owners using it on a regular basis. The public boat ramp is not expected to increase traffic by any significant levels.
6. BLA executives intend to reach out directly to share these plans with Claude Brown cottage owners most affected by the boat ramp.
7. The costs for the hydro pole bollards are pending and will be added to the quote when received. However, the additional cost is expected to be less than \$1,000 – well within the contingency.