

Proposal to the Municipality of Minden Hills

Bob Lake Public Boat Launch

Bob Lake Association (BLA)

Presented by Dave Roberts and Laurent Joncas

April 25, 2019





Agenda

- Introduction
- Alternative Site Analysis
- Plan B Solution Overview
- Plan B Cost Estimate
- Funding Model
- Request to Council

"Haliburton County's lakes are everything, they are central not only to its economy and in attracting visitors, but also to the community's way of life. While most of the property surrounding most lakes is privately owned, lakes themselves are of course publicly owned by the federal government. It is a never-ending balancing act for municipal councils in Haliburton County and communities like it to preserve the rights of private property owners to enjoy and protect their properties, while ensuring the public still has adequate and safe access to waterbodies – not just now, but for generations to come."

Chad Ingram – Minden Times – [Access to water](#) (Jan 24, 2019)



Introduction

- Historical highlights

- BLA founded (Sept 2017) in response to loss of public boat launch on Bob Lake (May 2016)
- Delegation for Plan A to Council (Nov 2017)
- Plan A rejected by Council (Feb 2018) over concerns with safety/liability/cost

- Activities since Feb 2018

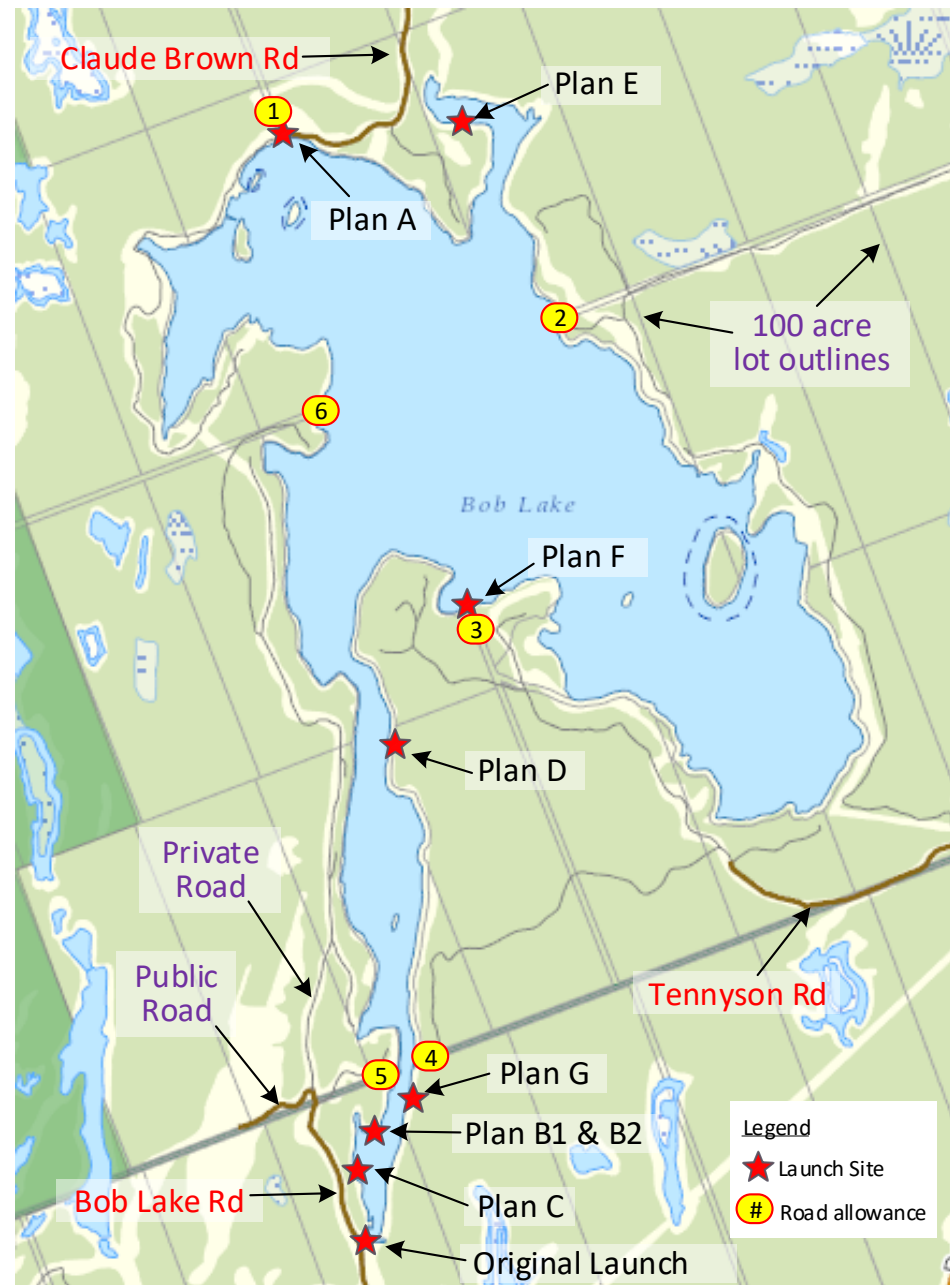
- Maintained regular contact with Council and Staff throughout
- Alternative Site Analysis complete – fielding Plan B
- Dialogue with Plan B property owner
- Petition signatures collected in support of Plan B
- Pause for Municipal elections
- Resurrection of Plan A – shelved with only marginal improvements to concerns
- Refinement of Plan B proposal with staff – ***leading to this delegation***

- Benefits of restoring Bob Lake public boat launch access

- Unchanged from those detailed in first Delegation
- Benefits summarized in Appendix Slide #2

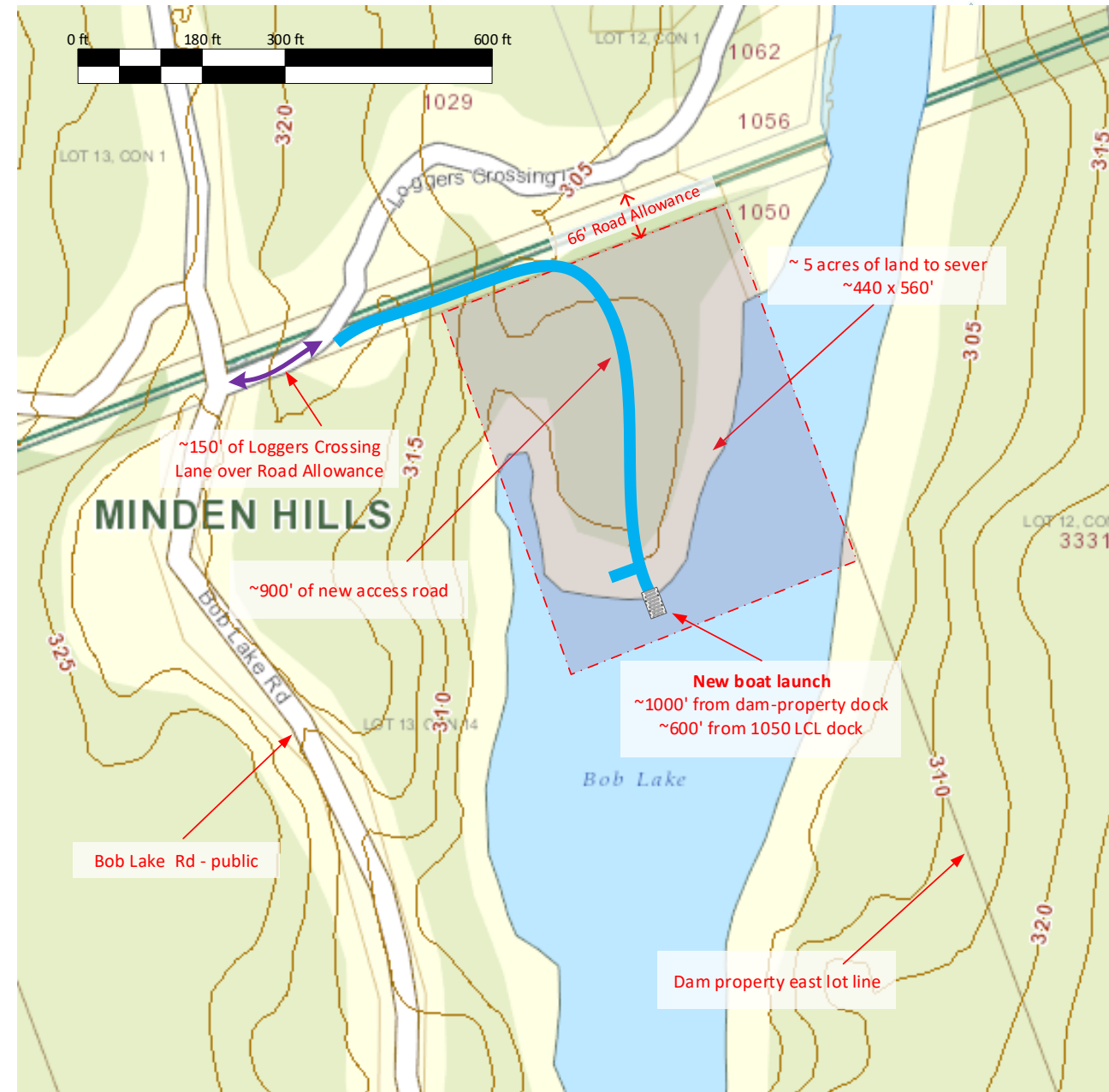
Alternative Site Analysis

- Exhaustive search for suitable sites
 - Near public road (minimize need for new public right-of-way agreements)
 - Space to provide safe turnaround and queuing without impacting traffic flows
 - Minimize the environmental impact from shoreline alterations
 - Free of encroachments
 - Topography!
- Results
 - Details captured in separate document
 - 7 locations studied (Plans A through G)
 - ***Plan B is the only practical alternative site***



Plan B Solution Overview

- Located on the north-east corner of the same (dam) property of historical launch
- Estimating 5 acres to be severed of the 54-acre property (highlighted in purple) containing the entire boat launch operation within public land
- Access to the launch site starts on Bob Lake Rd (a publicly maintained road), goes east on Loggers Crossing Lane (privately maintained road on public road allowance) for ~150 ft, then over ~900 ft of newly constructed road
- Site suitability confirmed during a visit in March 2018 by BLA and town staff (Ian Clendening & Mark Coleman)
- Owner was amenable during initial discussions, then opposed citing a number of concerns - *the BLA has been unable to contact owner to discuss how his concerns can be addressed*
- Petition for Township intervention with owner (145 signatures - see Appendix Slide #4 for details)



Plan B Cost Estimate



- Estimating under \$150K, which includes nearly \$24K in contingency
 - Subject to onsite survey and legal counsel, but confirmed “reasonable” for this stage with Planner (Ian Clendening)
 - Opportunity to reduce cost by up to 25% if property is donated
- Refine through competitive bid
 - BLA requesting Township tender the road and ramp construction through a transparent competitive bid process
 - Reduce contingency allocation

Description	Cost Estimate	Contingency %	Amount	Total	Comment
<u>Road/Turnaround Construction</u>					
Material	\$24,000	10%	\$2,400	\$26,400	1000' long x 16' wide @ \$1.50/sqft
Labour/equipment	\$25,000	20%	\$5,000	\$30,000	Estimate - includes tree removal
Possible culvert	\$2,000	10%	\$200	\$2,200	Estimate
Sub-total	\$51,000		\$7,600	\$58,600	
<u>Ramp Construction</u>					
Concrete pads	\$15,000	5%	\$750	\$15,750	Estimated @ 12% slope for 40'
Labour/equipment	\$4,000	25%	\$1,000	\$5,000	Estimate
Sub-total	\$19,000		\$1,750	\$20,750	
<u>Property, Planning, & Legal</u>					
Property acquisition	\$30,000	30%	\$9,000	\$39,000	~10% of lot purchase price (could be donated)
Survey	\$10,000	10%	\$1,000	\$11,000	Estimate
Rezoning	\$0	0%	\$0	\$0	Waved
Municipal staff effort	\$0	0%	\$0	\$0	Waved (planner, CAO, road, etc.)
Legal	\$15,000	30%	\$4,500	\$19,500	Estimate
Sub-total	\$55,000		\$14,500	\$69,500	
Grand-total	\$125,000		\$23,850	\$148,850	



Funding Model

- Municipal tax dollars
 - Applicable but potentially unpalatable as the township struggles to contain budget
- Shoreline Road Allowance Reserve Account (SRARA)
 - Minden Hills policy #113 established in December 2017 to direct proceeds from the sale of Shoreline Road Allowances for the following purposes:
 - *Purchasing land which provides the general public with opportunities for the recreational enjoyment of lakes located within the Township together with the recreational opportunities at the nearshore area of such lake; or,*
 - *Naturalizing Township owned property located at or near the shoreline of a lake or river.*
 - The SRARA balance is over \$90K as of April 2019
 - The BLA feels very strongly that funding this proposal meets the spirit, if not the letter, of policy #113
- Special tax levy
 - The Municipal Act and Regulations includes provisions for special tax levies known as Local Improvement Charges or Special Area Rates, allowing project cost recovery through incremental property tax to identified property owners
 - Simple example: \$75K capital raised by 232 Bob Lake property owners through a tax levy of less than \$40/year for 10 years
- Cost sharing model
 - SRARA funds + LIC/SAR tax levy = a fair cost sharing model without municipal tax burden

Request to Council



1. That the Municipality act on our petition to implement Plan B:
 - a) By engaging the property owner of the Plan B site property and negotiating a settlement for the non-residential severance and purchase or donation of the site to support a public boat launch
 - b) Alternatively, to proceed with the expropriation of land to support a public boat launch
2. That the Municipality seek advice regarding cost recovery mechanisms such as:
 - a) Applying funds from the Township's Shoreline Road Allowance Reserve Account
 - b) Implementing a special Bob Lake property tax levy (Local Improvement Charges or Special Area Rate) available under the Municipal Act and its Regulations
3. That the Municipality create a joint task force to plan the restoration of public boat launch access to Bob Lake on the location described in Plan B



Appendix

Additional Reference Slides



Who We Are

- Bob Lake Association

- Established 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 priorities (<https://boblakeassociation.ca/priorities>)

- Lake Stewardship
- Safe Boating
- **Restoration of our public boat launch**



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

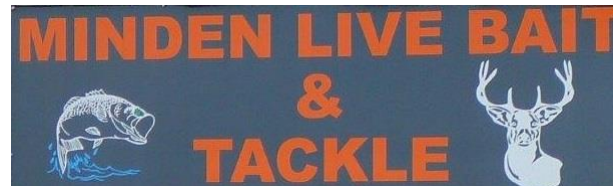


Support

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





Petition to the Township of Minden Hills Council

Bob Lake Association's Public Boat Launch "Plan B" Summary

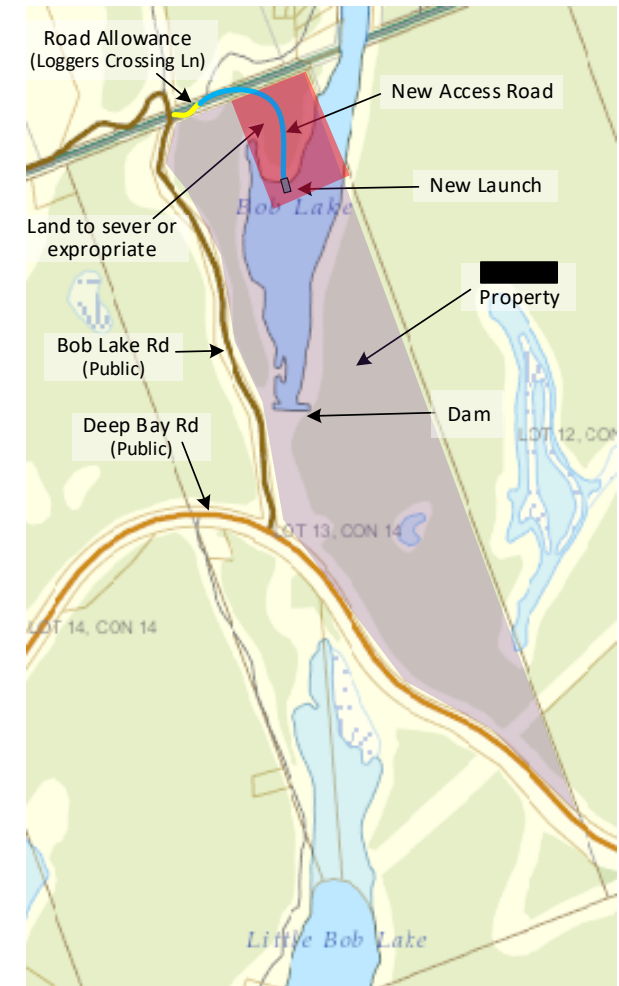
The BLA's "Plan B" proposal to the Township of Minden Hills for restoring public boat launch access to Bob Lake is depicted in the diagram shown below. The following is a simple summary:

- The solution involves the severance or expropriation of approximately 5 acres off the north-east corner of the property hosting the Bob Lake dam, representing approximately 10% of this lot.
- The name of the current property owner is [REDACTED] (purchased in 2016).
- Access to the launch site would start on the public road allowance portion of Loggers Crossing Lane - located approximately 500 meters north of the dam off Bob Lake Road.
- New road development of approximately 275 meters would be required to reach the launch.

Petition to the Township of Minden Hills Council

We the undersigned call upon the Township of Minden Hills Council to restore public boat launch service on Bob Lake by taking the following actions:

1. Engage with [REDACTED] (owner of property hosting the Bob Lake Dam) to establish an amicable arrangement for severing a portion of this property as described in the Bob Lake Association's "Plan B" proposal for the purposes of developing a public boat launch and access road.
2. Failing an amicable arrangement for severance, to expropriate this same portion of property for the purposes of developing a public boat launch and access road.



***** 145 signatures secured *****