



Restoring Public Boat Launch Access on Bob Lake

Miscellaneous Material

[Bob Lake Association](#)

"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)

Funding Model Options



SRARA Report
and Policy

- Shoreline Road Allowance Reserve Account (SRARA)

- Minden Hills policy #113 established in December 2017 (see PDF embedded) 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 \$370K as of Sept 2022
- The BLA feels very strongly that Plan X meets policy #113 criteria for funding:
 - Land acquired through expropriation is land purchased, and this land is providing the general public with lake access
 - Purchasing any other lakefront land will be unattainable given the slow growth rate of SRARA funds compared to the explosive increases in lakefront property values – this is the only viable opportunity to do something aligned to policy #113 with these funds!

- Special tax levy

- The Municipal Act and Regulations includes provisions for special tax levies known as [Local Improvement Charges](#) (LIC), allowing project cost recovery through incremental property tax to identified property owners
- Simple example:
 - \$100K capital raised by 239 Bob Lake property owners through a tax levy equals \$50/year/property over 10 years
 - See next slide for calculation details

Local Improvement Charge Tax Levy Example Calculations

239	Number of lakefront properties surrounding Bob Lake
\$100,000	Capital funds raised through LIC
10	Number of years to amortize LIC
3.21%	Estimated interest rate (through "Infrastructure Ontario")
\$49.58	Annual increase per property owner for LIC
0.00759397	Mill Rate for 2021
\$374,937	Average cottage assessed value
\$2,847.26	Average cottage property taxes
1.74%	Average tax increase % from special levy

Boat Launch Survey of Bob Lake Property Owners

Boat Launch Survey Results (responses from 149 unique properties)

- 1) Support public boat launch restoration: **148** or **99%**
- 2) Own a boat: **128** or **86%**
- 3) Have a private launch: **19** or **13%**
- 4) Made arrangements to use some else's private launch: **71** or **48%**
- 5) Considering to build a private launch: **19** or **13%**
- 6) Sold or dry-docked your boat: **53** or **36%**
- 7) Would use a restored public launch: **136** or **91%**
- 8) No public launch has negatively impact their property value: **140** or **94%**
- 9) Willing to help fund the cost to restore a public launch: **119** or **80%**

More details available at <https://boblakeassociationca.files.wordpress.com/2022/03/launch-survey-results.pdf>

Bob Lake Property Taxes: 6-Year Summary

Bob Lake Property Assessments

Total BL Property Assessment Value	\$89,610,000 (as of 2020)
Number of BL Properties	239
Average BL Property Assessment	\$374,937

Mill Rates *	2016	2017	2018	2019	2020	2021
Township of Minden Hills	0.00320843	0.00337298	0.00354121	0.00364817	0.00372662	0.00384133
Haliburton County	0.00184683	0.00193657	0.00199292	0.00210683	0.00214199	0.00222264
Education	0.00188	0.00179	0.0017	0.00161	0.00153	0.00153
	0.00693526	0.00709955	0.00723413	0.007365	0.00739861	0.00759397

Bob Lake Property Taxes Paid	2016	2017	2018	2019	2020	2021	Total	Average	Percentage
Township of Minden Hills	\$287,507	\$302,253	\$317,328	\$326,913	\$333,942	\$344,222	\$1,912,164	\$318,694	49%
Haliburton County	\$165,494	\$173,536	\$178,586	\$188,793	\$191,944	\$199,171	\$1,097,524	\$182,921	28%
Education	\$168,467	\$160,402	\$152,337	\$144,272	\$137,103	\$137,103	\$899,684	\$149,947	23%
	\$621,469	\$636,191	\$648,250	\$659,978	\$662,989	\$680,496	\$3,909,372	\$651,562	100%

* Pulled from <https://mindenhills.ca/wp-content/assets/2021-Tax-Rate-Comparison-6-Years-General.pdf>

Conclusion:

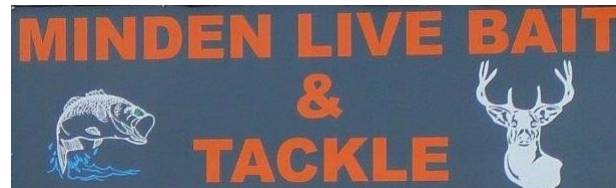
Bob Lake property owners have contributed over \$1.9M to The Township of Minden Hills municipal tax revenues since our public boat launch was closed. We are not a "small group" asking for a special favour – particularly when we are offering solutions to pay for all this outside of budget tax dollars. We just need political will and leadership!

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



HHOA & OFAH Support



HALIBURTON HIGHLANDS OUTDOORS ASSOCIATION

6712 Gelert Rd.
HALIBURTON, ONTARIO K0M 1S0
PHONE: 705-457-9664 FAX: 705-457-9503
email: hhoa@bellnet.ca
website: 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

ONTARIO FEDERATION OF ANGLERS & HUNTERS

P.O. Box 2800, 4601 Gables Drive, Peterborough, Ontario K9J 8L5
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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