

November 30th, 2009

Township of Lake of Bays
c/o Mayor Peake & Council
1012 Dwight Beach Road
Dwight, Ontario

Delivered by Email to Ms. C. Sykes.

Re: Norway Point Proposal

Dear Mayor & Council,

Please accept this letter in support of the recent submission by a group of water access Islanders seeking to obtain a mutually agreed to arrangement with the Lake of Bays Council with regards to the future use of Norway Point. In reading over the proposal which is to be submitted for inclusion for the December 8th, 2009 Council meeting, it is my understanding that 'Our' groups fundamental position is as follows;

1. Any expansion to the parking area at Norway Point for the exclusive use of our Group would be 100% funded by our Group and that **NO TAX PAYER** monies would be required.
2. The proposed expansion area as defined by the previous staff report which was adopted at the October 13th, 2009 Council meeting was to be confined to an area which;
 - a. Is currently undeveloped bush.
 - b. **DOES NOT** impact the overall present configuration of Norway Point.
 - c. The proposed 98' x 55' expansion represents less than 2% of the current Norway Point property area.
 - d. **DOES NOT** Alter or change the current public use of Norway Point.
3. Would in fact improve the current configuration and use by the public by shifting most of the current vehicle parking use to the new proposed parking area.
4. Allows exclusive public parking day spaces to be closer to the docking area.
5. Provides for greatly improved access to day users who would be pulling a water craft on a trailer.
6. Improved docking arrangement which will guarantee day users of exclusive day use dock spaces.
7. Protects Marina operators (loss of business) from any uncontrolled expansion by limiting permits to only our present group (which do not currently use any of the local Marina's) and that any modification to this arrangement is 100% under the care and control of Council.
8. Maintains the historical relationship established by the 1985-1987 Council, whereby Norway Point was originally acquired and developed specifically for the use of a group of Islanders (which our family was one of the original families instructed to re-located our previous parking location from Glenmount Road).

*X.C. M. Wilman
Dec 1/09 CS*

9. A formalized arrangement between the Township, those Islanders who rely on the Norway Point for access and the general lake of Bays tax payer will ensure a safe and mutually beneficial enjoyment of the Norway Point facilities.

It is my understanding there will be individual rate payers attending the December 8th, 2009 meeting to voice opposition to our groups proposal. Based on the results of the last Task Force meeting, it would appear that a small number of local residence do not support the historical relationship which was established back in 1985 by the then council, whereby Norway Point was acquired with the specific intent that it be a consolidated access point for a number of water access cottage owners who were previously spread amongst a number of municipal owned road allowances for parking and access along the south shore (ie. Glenmount Road).

I would respectfully encourage you and council to explore the specific nature of the objections with those attending, particularly on the issue of fairness to all tax payers (*Hockey Rink, Libraries which are predominantly for the benefit of local residence as compared to designating a small area of land at Norway Point which would primarily benefit our group and any tax payers who use Norway Point facilities*) during May - September, direct financial impact under our proposal (*NONE – WE ARE FUNDING OUR OWN USE EXPANSION*), any negative impact on tax payers (*NONE THAT I CAN IDENTIFY*) and the consequence of doing nothing (*escalating vandalism, cost of potential litigation, other Islanders deciding to use Norway Point and leave Marina's*).

As a 32 year seasonal resident of Lake of Bays, I cannot identify a single negative with our groups proposal. When I view it from a political perspective, I again see the proposal as a win-win for everyone. Based on the language contained on a couple petitions that have been circulating it appears that the objectors have no rational argument as well as a complete lack of respect towards the seasonal cottager and the enormous financial contribution we represent as a percentage of the total tax base.

It is apparent based on the views expressed to date that the local residence are unaware about the history of Norway Point and the historical approach past councils employed with regards to the development of water access cottage lots. Before it was a requirement as part of the development process to secure an approved access plan with the Township, development was being encouraged as a means of increasing the tax base and the Township initiated and accepted responsibility of providing a number of strategically located access points. When my grandfather first purchased our cottage, Mr. Bryant specifically directed our family to park by the Lake of Bays sailing school/ Federal dock. In 1986-1987 we were asked to move to the current Norway Point. For 24 years we have continuously used Norway Point, and for the most part without incident. This past summer, a few locals decided to attack our right to use this area through cowardly acts of vandalism. The consequences of their approach must be centered out as the major reason to allow and support our proposal. These types of acts must not be tolerated and I respectfully ask that you and Council weigh this when deciding whether to approve and support our proposal. To not support some plan of action would be an unintended endorsement that civil acts of vandalism can work.

I believe your decision (Council) is fairly straight forward, support (some) proposal or leave things as is. Under normal circumstances a decision to leave the status quo may be seen as a politically neutral (safe) position, however, due to the fact that there was targeted attacks against our group by some locals would create an unfortunate liability exposure to the township. I would not put it past the cowardly perpetrators to increase their attacks including setting boats adrift, damaging vehicles and sabotaging boats.

With regards to the opposition of local Marina operators, I believe our proposal does fairly and reasonably address this issue. The opposition of Port Cunnington Marina I believe has more to do with their development plans and the township. With regards to the simple argument that Norway Point users should be forced to use Marina's is unreasonable. First, any exploration of this issue would require as a minimum that a Marina operator provide a guarantee of docking even on sale. I have watched 4 marinas go out of business around Bigwin area of the lake. The other practical issue is availability. It is my understanding that Port Cunnington has only 2 slips and Pride has none. A suggestion that we use Baysville Marina is a question of safety and simply would not be an option for our family.

I consider myself to be a very reasonable person (as evidenced by my prior appearances before Council) who can look at an issue from multiple perspectives. When I look at our group's proposal I truly view it as a win-win proposal, both from a practical approach as well as a political approach. If you can identify anything which would diminish in anyway the current use of Norway Point by all tax payers, I welcome your constructive critique.

If you have any questions or comments, please feel free to contact me at your convenience at [REDACTED] (my cell phone). I plan to attend the December 8th, 2009 meeting both to support our group as well as listen to those who oppose our plan.

Thank you for taking the time to read this letter.

Respectfully,



David Burnham

The Burnham Family