PORT CUNNINGTON MARINA
LAKE OF BAYS

2423518 Ontario Inc.

June 8, 2016

Mr. Stefan Szczerbak

Township of Lake of Bays
1012 Dwight Beach Road
Dwight, Ontario
P0A 1H0

Dear Stefan,

Re: 1757 Port Cunnington Rd - Port Cunnington Marina
Zoning Amendment and Easement Consent

As a follow up to previous meetings and discussions, please find attached a copy of our application to have the zoning amended on the subject property to allow for expansion of the docking and parking areas. In addition to the zoning amendment, we also have included a copy of a Consent Application, which is for the purpose of granting an easement.

Details of the subject property are as follows:

Area – Approximately 5 .3 acres
Water Frontage – Approximately 460 ft
Zoning – Waterfront Service Commercial (WSC)

Permitted Uses

•   Marina
•   Waterfront Landing
•   Boat Storage
•   Contractor's Establishment
•   Outfitter
•   Recreational Vehicle Establishment
•   Accessory Dwelling

Additional Permitted Uses per Special Previsions WSC-E45

•   Bed and Breakfast, commercial
•   Institutional Tourist Establishment
•   Motel
•   Resort
•   Restaurant

Existing Buildings and Dock / Parking (Schedule "A")

- Residence - 1,200 sq ft with kitchen/dining combo, living, 4 bedrooms, one bath, laundry/utility
- Marina Building – 2,200, with retail space and future washroom
- Retail Service Cabin – 300 sf
- Boathouse – Approximately 3,300 sf, with 4 boat slips.
- Docks – 23 slips currently being used, with 34 approved
  - 2 gas docks
  - 6 transient slips for short term
  - 10 seasonal rental slips for water access cottagers
  - 5 seasonal rental slips for local contractors and trades
  - 2 retail Services Buildings
- Parking – Approximately 30 vehicles, where former boat storage existed.

During the summer of 2015, a comprehensive Boat Impact Assessment was commissioned by the Township of Lake of Bays to examine the existing boating patterns and traffic in the area between the subject property and Bigwin Island. This report, which was prepared by Michalski Nielsen Associates Limited and submitted to the Township in February 2016, supports increase the number of boat slips up to total of 60 slips to meet the requirements of the marina operation.

Proposed Buildings and Docks / Parking (Schedule "B")

The proposed zoning amendment is seeking approval for up to 57 boat slips and 29 new parking spaces. The anticipated use of the boat slips will be as follows:
  - 2 gas docks (no change)
  - 8 transient slips for short term (increase of 2)
  - 30 seasonal rental slips for water access property owners (increase of 20)
  - 5 seasonal rental slips for local contractors and trades (no change)
  - 8 rental boat docks (all new)
  - 2 retail services buildings (No Change)

The subject property and marina operation is the only one located in the central portion of Lake of Bays and is a critical commercial operation that supports hundreds of cottage properties on the lake (Schedule "C"). Given the events that have occurred at Township water access points, such as Norway Point, whereby docking and parking services have actually been decreased, despite growing demand, it is clear that expansion at existing marina properties is both required and warranted.

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The Consent Application is for granting an easement that will allow the marina to provide perpetual parking and access rights to water access properties on the lake, which is another area of concern that was raised during the recent decisions on docking and parking at Norway Point.

The two applications we have put forward address service and access issues that Council in the past has made it clear need to be addressed by supporting the expansion of existing commercial marina operations on Lake of Bays. The proposed plans for this property are consistent with the direction that the Township has initiated.

I look forward to working with you and planning staff on moving this application forward.

Please feel free to let me know if you require any additional information.

Regards,

2423518 Ontario Inc. (Port Cunnington Marina)

David A. Smith
President