

***RAVEN LAKE COTTAGERS ASSOCIATION
ANNUAL GENERAL MEETING
LANDING ACCESS UPDATE***

AUGUST 19, 2020 – BY ZOOM CALL

THE LANDING ACCESS REPORT – 8-19-20

Good evening friends and neighbours. On behalf of the Lake Access Committee, I would like to summarize our progress with regard to securing the tenure of Lake Residents access to the Hwy 35 Landing with the Ministry of Natural Resources & Forestry.

I believe that by now we are all very familiar with the reasons why we have pursued this initiative over the past 13 or so years but I am pleased to announce that it looks like we have made substantial progress since our last AGM.

To summarize chronologically:

2015 – RLCA submitted a proposal for tenure at the Landing by way of a Shoreline Lease in order to build up to 120 slips for water access residents

THE RECAP

In 2017 we received notice that:

“The MNRF would not be opposed to issuing tenure for this portion of Crown land, having said this, the review and execution of any tenure document for Crown land is an extensive process and can take over 1 year to complete barring any unforeseen issues.”

The review process would depend upon the results of:

- a Community Comment Period
- Consultation with Aboriginal Peoples
- two Environmental Assessments, 1 for dry land and 1 for the water portions of the Landing
- Support from the local Authorities – specifically LoB

SINCE THE 2019 AGM

On August 20, 2019 the Landing Access Committee formally presented the plan to the Town Council of Lake of Bays and received majority support at the meeting along with written support thereafter.

On October 28, 2019, members of the Landing Committee met with the MNRF Team overseeing the approval process in Bancroft, Ontario to discuss the practical realities of how the project would be effected, if approved.

In December 2019, RLCA received official notice from MNRF that the project had been approved but that the issuance of the Shoreline Lease could take up to a year or more to be delivered.

In December 2019, we commenced getting legal advice from Bill Lang of Lang & Watson (now Barriston LLP) located in Huntsville, Ontario regarding corporate structure, how best to safely take in deposits and proceed through the planning stage

SINCE THE 2019 AGM

In January 2020 we requested the MNRF provide a blank formatted draft of the shoreline lease, which they did. It was straightforward and acceptable on its face

Then, COVID19 hit.

- With the onset of the Pandemic, both the MNRF and the Township offices were closed with all employees working from home

- Since that time, we have consistently been in touch with the MNRF. They consistently respond that while they are still moving forward, things are taking longer to get done now and that the draft lease is not ready yet

- We are unable to apply to the Township for permits to build until we have "standing" or tenure – the legal right to do what we are applying to do – namely build out the docks.

THE CURRENT SITUATION

While we wait for the MNRF to provide us with a lease, we have been advised to incorporate a new entity which would allow for deposits to be taken to defray the costs of the legal, planning and permit application costs as well as a down payment for when we commence to have the docks built.

Currently, legal advice is to structure the company as a not-for-profit condominium corporation which would be the best and most prescriptive way of maintaining a flat corporate structure with established methods, rights and remedies for:

- annual maintenance fees
- liability insurance
- reserve funding for maintenance and replacement costs over time
- the ability to take in deposits

WHERE ARE WE NOW?

Part of the understanding we have with the MNRF is that once we have come to terms on the Shoreline lease and submitted our application for permit to the Township, it is understood that MNRF would issue a notice to have the docks removed within a 3 month period. We discussed with the MNRF that this should be done in August/September – at the end of the summer cottage season. This would allow for the docks to be built and installed over the winter months and ready for occupancy the following Spring

Currently have over 50 requests to participate in the Landing project already. Once our application for permit has been approved, the plan is to build out the slips as commitments and payment comes in

The forming of the new not-for-profit corporate entity will allow for the project to be funded through deposits.

The full estimated costs for participation in the docks and the corporate condominium (dockominium) structure, permitting and legal fees is currently estimated to be approximately \$5,500 in its entirety

All of this is very exciting news for the Lake residents and the future of our rights to access our properties.

THE PUBLIC DOCKS

On a parallel note, you will have all noticed that we are missing one of the four floating docks at the boat ramp.

We questioned AH, which provides for the care and maintenance of the boat ramp and floating docks, in May of this year as to when the floaters would be installed?

The good news was that the delay was caused by COVID and that 3 of the docks along with one new ramp would be installed shortly.

The bad news was that the fourth floater was damaged beyond repair and that Council had denied a request to re-supply a fourth as there was no funding available due to excessive damage to the docks at Little Hawk Lake this year. We are out of luck.

When we pursued the matter with Mayor Moffatt, her response was that the docks were only for dropping off and picking up and that we needed to get out new dock project underway as she didn't expect new funding to be available anytime soon.

CONCLUSION

- So, that's all the updates I have for now but would like to take any questions you may have.