

October 13, 2009

Angie Bird
Township of Algonquin Highlands
1123 North Shore Road, RR#2,
Minden, ON K0M 2K0

Dear Ms Bird:

I am writing today as an agent of 1801552 Ontario Limited to request that the Township of Algonquin Highlands rezone 1569 Russell Landing Road, which 1801552 Ontario Limited recently acquired. The property currently consists of two parts. The first is 1.52 acres and is zoned SR2. The second is 10.0 acres and is zoned RU. We request that the Township of Algonquin Highlands rezone the whole parcel to C3 Recreational Commercial.

Old Mill Marina's intention is to utilize this property for boat storage. This land is ideally located midway between Old Mill Marina (Kawagama) Limited and Mountain Trout House Limited, the only two marinas servicing Kawagama Lake. The land is relatively flat, and offers us the space we need to grow over the next few years.

We would like you to consider the following points in conjunction with our application:

1. We purchased Old Mill Marina (Kawagama) Limited on May 30, 2003. Since then, we have grown from storing 139 boats each winter to 265 boats last winter. We anticipate an additional 20 to 30 boats coming in each year for storage.
2. While Kawagama Lake continues to be the primary source of customers for our marina, we are witnessing an increasing number of boats coming for service and storage from many of the surrounding lakes. In the past two years, we have gained customers on the following lakes: Hardwood Lake, Crozier Lake, Fletcher Lake, Lower Fletcher Lake, Livingstone Lake, Raven Lake, Kushog Lake and Big Hawk Lake, as well as several boats from lakes in the District of Muskoka (Lake of Bays, Shoe Lake, and Ril Lake).

3. We no longer have sufficient room for growth on the Old Mill Marina property. We did clear just under two acres of land in 2007, but have already outgrown that space. Unfortunately, the topography of about ½ of our property means that it is not economically feasible to construct winter storage buildings, due to the steepness of the hills to the north of the marina.
4. Last winter (2008/9), we were forced to shrinkwrap almost 100 boats for the winter. As council well knows, it is becoming harder to dispose of used shrinkwrap. Every year, disposal options become fewer – Algonquin Highlands' recycling contractor decided to stop recycling shrinkwrap two years ago, and the township found it necessary this year to enact a bylaw banning shrinkwrap from the landfills going forward. While we agree with this ban, nonetheless, it means that it is harder for us to dispose of this used plastic. This storage expansion will eliminate the need for us to shrinkwrap boats, resulting in a much more environmentally friendly approach to winter storage.
5. The County of Haliburton requests, as part of any lot severances on Kawagama Lake, that one of the marinas on the lake writes a letter confirming that the marina has sufficient docking, parking and storage space to support the additional lot on the lake. Our ability to write this letter will be limited unless we can expand our storage facilities.
6. We have been searching for appropriate vacant property for this expansion for the past two years. Vacant commercially zoned property in Dorset is scarce, and we have not been able to locate a suitable piece of property prior to 1569 Russell Landing Road coming on the market this summer, regardless of zoning.
7. We wish to apply for a demolition permit in order to remove the existing structures on the property upon successful rezoning.

We believe that this rezoning application is appropriate, in terms of the Algonquin Highlands Official Plan. Rural businesses, in 5.3.7.1, are those related to outdoor recreation and are space extensive and inappropriate for a settlement designation. In 5.3.7.2, boat storage is mentioned specifically as an example of a rural commercial venture. The criteria outlined in this section include:

- The proposed use is compatible with the character of the area;
- Adequate water, sewer, parking, loading facilities and landscaping can be provided on site;
- The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties; and,
- The proposed use is accessed by a publicly owned and maintained year round road that can accommodate the traffic generated by the proposed development.

We believe this proposed use of 1569 Russell Landing Road is compatible with the character of the area. This property is located almost midway between the only two marinas on Kawagama Lake. Boat storage is a primary part of any marine operation and is an expected commercial venture near almost every cottage lake in Ontario. We do not anticipate any requirements for water, sewer, parking or loading facilities, as this

property will only be accessed by marina staff and will not be used by the public. The existing forested areas of the property will provide a natural landscape for the property. Impact on neighbouring properties will be negligible. We have proposed leaving all zoning setbacks fully treed with existing trees and shrubs, to provide our neighbours with minimal visual impacts. Plus, the natural topography of the property means that any buildings will be well back from Russell Landing Road and we anticipate that the buildings will barely be visible from the road. This property is accessed from Russell Landing Road, which is a year round, township maintained road.

It is our intention to exceed the minimum setbacks whenever possible with this project. We propose to leave all the natural tree cover in all zoning setback areas. Any buildings erected would be built back from this treeline, ensuring that buildings are constructed far beyond the zoning setback requirements. Beyond this, we also intend to use forest green siding on all buildings that may be erected on this property, again to minimize visual impact.

In summary, we believe that this project is suitable for the neighbourhood, given its location between the two marinas on Kawagama Lake. We believe this project is warranted, given the growing demand for winter storage and the growing opposition to shrinkwrap as a storage solution. We also believe that we have come up with a layout that minimizes as much as possible any impact on our neighbours.

We look forward to working with you and with council to rezone this property. Should you have any questions, please contact me at 766-2214 or by e-mail at info@oldmillmarina.ca.

Sincerely,

Rob Walisser
President, Old Mill Marina (Kawagama) Limited
Agent, 1801152 Ontario Limited

PS We are including a copy of the letter we started to distribute to all neighbours between Old Mill Marina and Mountain Trout House Marina on Thanksgiving Weekend. We are trying to keep all our neighbours apprised of this development.