

August 5/89.

Meeting of executive and Mayor Scott and Clifford Beaman.

Mr. Barwick opens thanking Scott & Beaman for granting us the time to listen and asks Gerry Dodds to advise on what we have learned of expertise available. Mr. Robertson, Ontario Engineer would be glad to assess if that's alright with the mayor. The mayor suggests Dave Barry in Huntsville who co-ordinates engineering in District of Lake of Bays, and who gives approvals.

Gerry Dodds asks what the standards are. Mr. Cheney has original knowledge of the first construction of the road and points out that the road was brought up to a standard where the municipality assumed maintenance. Also points out that each lot owner contributed some money to reach that outcome.

Mayor says he'd love to fix the road but the trouble is ~~no~~ money. He refers to the big hill problem and says \$10,000.00 is already committed to it but doesn't know how far \$10,000.00 will go. Suggests that the land has to be purchased. A survey must be done, other fees paid and beginning construction around to the left of it may use up the money before its completion.

Mr. Cheney points out that one of the biggest problems is ~~money~~ no gravel of any depth. So the grader scrapes the surface gouging out Muskoka turnips.

Mr. Barsevick asks for assistance to the grader operator as he seems to be doing more damage than good.

Mr. Hinton confirms that, pointing out that his driveway was completely flooded and has spent \$1,000.00 getting it back into shape. The grader has obliterated the ditches and has left no gravel on the road to grade.

Mr. Beaman took the roads man in to explain the problems i.e. drainage. He was surprised to hear of the slipshod manor in which some problems were remedied.

Mr. Beaman tells us that the mayor agreed to \$5,000.00 per year until the road is fixed along with general maintenance.

Gerry Dodds asks that the owners, affected by close proximity, to the big hill, be advised by the township as to exactly where the by-pass will be.

The mayor agrees and Mr. Beaman states that we will know more after the survey is complete and the land can be purchased.

Mr. Barsevick introduces Gord Jackson's map and details each of the trouble spots with the road. Ed McRobbie takes issue with the new culvert at the end of Barsevick's driveway. Ed feels this is dangerous and drastically narrows the road.

Mr. McRobbie and Mr. McBride point out that boat launching is impossible because the vehicle turning area has grown in, and there is a docking problem. There is no dock.

Mr. Barsevick confirms this and also points out a drainage problem along side of the ramp.

Gerry Dodds points out that we don't understand the category of road we have, via a review of the past history and acceptance by the township. The mayor attributes other good roads to private business and developers. Ed McRobbie asks about the mill rate and assessment of property and whether or not this is affected by the road. The mayor tells us that summer roads are assessed differently.

Mr. Beaman's speech (on what can realistically be done with our dollars). How the government gives back 14¢ on every dollar to the municipality and how the budget this year is out of hand.

The mayor tells us, (breaks down), the dollar into the Tax areas, schools etc.

Mr. Hinton asks if ditches can be dredged and that gravel can be put back on the road.

Mr. Dodds asks about the Gov't subsidy. How is it applied, who gets it etc. The mayor explained that the Township applies for half of the money expended, rarely get half when applied for. Mr. Dodds asks again if Mr. Robertson can come to look over the road. The mayor says if we can get him to come by all means.

Gord Jackson asks if Section #38 is still in existence. It is a construction work programme paid for (granted by) the Gov't. Mayor has never heard of it.

Mr. Cheney asks for gravel and when? Especially to build up stretches where there is no gravel.

Mr. Cheney asks about washboard hill, danger trail and asphalt hill. Hole in asphalt hill not cold patched. Soft mix dumped in is already sinking.  
Mr. Barsevich re-iterates other trouble spots to Mr. Beaman.

### Landfill sites - a tale of woe

The mayor tells us of his 27 charges and costs incurred - re August 6th minutes.

The garbage pick-up and blue-box programme of recent meeting with ministry on alternatives to solve problems. Cheaper to contract this out.

Of closure of all sites except Dwight.  
Of only dump at Dorset which will accept brush.

Please for letters written individually to the M.O.E. and Ontario Gov't on ridiculous regulations for waste management.

Committed to - re-do ditches

- put gravel back on the ~~top~~ road from ditches
- upgrading launchin g and (docking facilities)
- by-passing big hill - survey - land purchase
- on gravel and trouble spots

Oxbow  
Lake



# OXBOW COTTAGER'S ASSOCIATION

Near... Huntsville / Dwight Ontario

Township Lake of Bays

District Of Muskoka

Secretary/Treasurer 44 Denison Road West Weston Ontario M9N 1C2

Oxbow Lake  
Canada Day Weekend.

Dear Fellow Cottagers:

This is the second time this year that we have written you, and in both instances from the lake. It seems more appropriate.

Many thanks for the 34 invoices, the 13 letters and the 8 or 9 phone calls received so far. All very positive. Thanks.

- I've attached more correspondence in order for you to be informed.
- The only agency that has been authorized to use the mailing list so far is FOCA the Federation Of Cottagers Association in order to send to you all a sample or two of the Cottagers magazine.
- New changes to the address directory is attached on separate sheet.
- How come no one inquired further regarding the \$ 5,000 toilet? Ha!
- Oxbow Lodge has changed hands. The new owners are Dave and Dianne Dearlove and Jamie and Jill Wilson. Welcome to Oxbow and to the membership of our Association. All the best of luck.

A fond farewell to the previous owners; - all of the Dittmar's. Many of us will remember years of service and special considerations such as being fetched for messages etc. before many of us had phones. Many thanks Dittmar's and all the best to all of you.

OXBOW COTTAGER'S ASSOC ANNUAL  
MEETING - - - AT OXBOW LODGE.....  
SUNDAY MORNING AUG 6th 10:00 AM  
( SHARP )

( The Civic Holiday Weekend. ) Please double up in cars and boats to save on parking spaces. Bring your own chair if possible. Coffee and donuts provided. Come one and all please.

IMPORTANT: Al Barsovitch Lot 55 will be arranging a meeting of cottagers interested in the West Arm road problems. This will be followed by a meeting with Alderman Cliff Beaman before our Annual Meeting so that the whole Annual Meeting won't just be about road matters. So call Al at lot 55 or Ed McRobbie Lot 64 if interested.

The GREAT CANADIAN CANOE RACE WILL MOST LIKELY FOLLOW A FEW HOURS AFTER THE ANNUAL MEETING.

Sincerely, Gerry Dodds. Sec/Treas.



# Township of Lake of Bays

DWIGHT, MUSKOKA, ONTARIO

POA 1HO

MAYOR - MALCOLM SCOTT  
CHIEF ADMINISTRATIVE  
OFFICER AND CLERK - S. FAYE TIBBEL  
TREASURER - JIM SPEERS  
ROAD SUPERINTENDENT - JAMES WALKER  
PLANNER - STEPHEN LEONARD  
BUILDING AND BY-LAW ENFORCEMENT - DOUG LANE

PHONE NO. (705) 635-2272  
FAX NO. (705) 635-2132

June 14th, 1989

G.M. Dodds  
Sec./Treasurer  
Oxbow Cottager's Association  
44 Denison Road West  
Weston, Ontario  
M9N 1C2

Dear Mr. Dodds:

Thank you for your letter of May 15th, 1989 received at the Township Office June 8th and referred to me as Councillor of Sinclair Ward and Acting Mayor during that week.

I have same and have had discussions with colleagues on Council.

It would seem that there is a lack of communication with your association.

The mayor received a letter from Mr. S. C. McRobbie somewhat different from your concerns and most of his immediate requests have been dealt with.

The Mayor and Road Superintendent met with Albert Barsevich late last year and promised to spend \$5000.00 on the West Oxbow Road each year.

We have put \$10,000 in our 1989 budget to survey and try to find an alternate route around the big hill which is a major stumbling block to most improvements.

Last week I spent more than 2 hours with Albert Barsevich and Gordon Jackson discussing the West Oxbow Road.

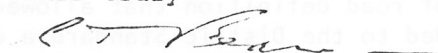
They are required, as any maintained road property owner to install (at their expense) a culvert at their road entrance to allow for proper drainage. There are very few on Oxbow Road past the hill other than those installed across the road by the Township.

The lack of culverts contributed to the poor condition of the road and accounts for flooding and wet conditions.

In closing I would like to bring to your attention that when the road was assumed by the Township, it was accepted only as a summer maintained road.

The conditions for full maintenance have been explained to you.

Yours truly

  
Clifford Beaman  
Sinclair Ward Councillor  
Township of Lake of Bays

p.s. The Mayor and I are willing to meet with your executive at a convenient time.

Oxbow  
Lake



## OXBOW COTTAGER'S ASSOCIATION

Near... Huntsville / Dwight Ontario

Township Lake of Bays

District Of Muskoka

Secretary/Treasurer 44 Denison Road West Weston Ontario M9N 1C2

June 27/89.

Mr. C.T. Beaman  
Alderman Township Lake of Bays  
District of Muskoka  
Dwight Ontario  
POA 1H0

Dear Mr. Meaman:

Thank you for your letter of June 4th/89 and all of your correspondence, visits and efforts to serve many property owners of the Oxbow Lake area that have been contacting you. This attention by yourself and by the municipality is appreciated.

Notwithstanding these efforts, our members still wish to know the answers to several important questions that have been asked on several occasions; yet still remain unanswered. Would you please try to help us? Specifically;

- 1) If winter plowing is extended to properties that presently do not have plowing, will the taxes of those properties be increased?
- 2) What is the 'DISTRICT STANDARD OF ROADS' ?  
i.e. In one of your letters it states - " we have long abandoned the word seasonal to now read - residential or water front residential." In one other letter you state - " when the road (West Arm Oxbow) was assumed by the township, it was accepted only as summer maintained road." There appears to be a contradiction here. Is there?
- 3) When the Fieldale, Billy Bear and other roads were upgraded just a couple of years ago to their present District Standard, why was the Oxbow Road left out? We still can't find the answer to this in your letter of Feb. 28/89.
- 4) Several person on Oxbow Lake were on the local roads committee before the 1970 District change took place. The record and recollection that many have of the agreements made are different than the thoughts expressed in your letter of Feb/89. Would you please quote the source of reference to the inferences that Oxbow road system never has been in the same category of road definition that allowed these other road to be further upgraded to the Distric Standard a couple of years ago.

continued.....

The West Arm road was done in three distinct stages. From the Lodge to Lot 38 done in the 40's; from lot 38 past the little Oxbow creek to lot 43 was constructed in the 50's; and from there to Lot 65 done in the 60's. This last part was upgraded to the Ontario standard in the 70's and turned over to the municipality. We paid for this upgrading at that time and were told that this would put it in line with the rest of the roads and make it eligible for the Ontario grant system etc. Recently we have seen these other roads get preferential upgrading and the Oxbow road left behind. Why?

- 5) Could you please supply a little further information about the \$ 45. per foot for road construction? Is that a "build from scratch" estimate; or a "bring it up to standard" type of cost estimate?

We hope your good offices will be able to supply your constituents with the answers to these straight forward questions. Thank you.

I'm sure our property owners realize the great distance that the tax dollar must travel and that the portion to road construction is meager. At the same time we hope that Council and those others who seem to be in on the opinion poll will understand that this is the primary and fundamental amenity that concerns us. It is the only access that allows us to use our properties. That is pretty fundamental. Few if any of us can take advantage of those other amenities that devour most of the tax dollar that so many have paid into for years. The present limitation of access to many properties and the seemingly preferential treatment that other roads seem to have received and the prospects that it's our problem to upgrade once again, is unacceptable.

We don't agree that there is a lack of communications with our Association. My communication with you has been at the direction of members and executive. Our cross reference with each other I believe is complete. We now issue a regular newsletter to every property owner on Oxbow Lake. Every letter from our office to you and you to us as well as several other owners letters have been duplicated and distributed to every lot. I have received 13 letters from owners that support our position. I really think that in the interest of meaningful feedback to Council and for a greater awareness of your office as to the history of this matter, that I should advise you of some of the relevant comments of owners. i.e.

- 1) " ...we were interested in the stange excuses given by the municipality . Perhaps we are a bit thick, but can't understand the differences. Our guys spent much time and money constructing the original road. Doesn't this mean anything? " D. H.
- 2) " A lot more is needed and a lot more question have to be answered..." E.M.
- 3) " I remember very well when the road from lot 44 to the end of the Peninsula was first constructed by Walker Construction. At that time we on the peninsula each payed \$ 500:00 to have this upgraded. In those days that was a lot of money. The proposition was, at that time the road commission would take over the servicing of the road if the bed was 39 ft. wide and certain ditching and culverts had been put in. This we did according to the standards at that time, and within two years the roads commission passed this and agreed to take over and service the Peninsula road. Just because the old township has been



reorganized and now called the Township of Lake of Bays, it should not change these original agreements." H. M.

P.S. " My husband and I built our cottage in the spring of 1949." H.M.

- 4) " Go right after them... The roadway was accepted by them and we supposedly had to put it in shape before they accepted it. This we did very well..." S.B.

I hope you accept these comments in the spirit that they are offered, being the frustration of taxpayers who are trying to provide meaningful feedback so that you might help us obtain a workable solution to the problem.

In this same spirit several members have conscientiously commented that they think the municipality is not getting its value for its dollar in several instances that you have mentioned. If you have paid \$ 8 to \$ 9 thousand dollars two years ago for peninsula road maintenance than you were deceived. Many claim that work went to withdrawing lumber from the peninsula. Where did that money go? The amount of \$ 10,000 allocated for a survey for the first big hill and the \$ 20,000 reported to have been spent to let the sun in on this part of the road appears to be excessive. Many have commented that the municipality has been taken. Some of us were around when the minor road clearing of brush was taking place. (The time of year, and method etc. seems to leave a lot to be desired. ) We offer this not in the manner of criticism but in the spirit of assistance. Many owners here are in that type of business and residential development. Maybe a much better price could be found if the jobs were more widely advertised at the contract stage.

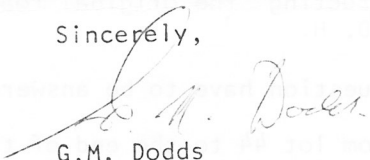
Mr. Al Barsovitch will be calling you to try and arrange a meeting with the municipality and property owners in the near future.

I will be calling you shortly to see if you might be able to briefly address our Annual Assoc meeting on Aug. 6th.

Hopefully you might be able to respond to us on most or all of the questions early in July .

Thank you.

Sincerely,



G.M. Dodds  
Sec./Treasurer  
Oxbow Cottager's Assoc.

E.C. McRobbie  
92 Longwater Chase  
Unionville, Ont.  
L3R 4B1

April 27, 1989

Mayor M. Scott  
Township of Lake of Bays  
Dwight, Ontario  
POA 1H0

Reference: OXBOW LAKE, road condition, municipal dock access,  
year round road access and tax questions.

Dear Mayor Scott

I own a cottage on the peninsula road on Oxbow Lake. My property description is Con 6, Lot 2, Plan M348, Lot 1, 64 Oxbow Lake Road. The road to my cottage for the past number of years has varied from poor to dangerous and is unusable after Nov 1st due to snow. Over the past several years the answers I have been given and statements made by people at the township related to work to be performed to improve the condition of the road have not materialized. I have a number of questions related to the road that I would like to have you answer.

I plan on retiring in the next 4-6 years and I intend to use my cottage in the winter. Many of my neighbours are in a similar retirement window and are also planning to use their cottages in the winter. The peninsula road is in bad need of some widening, some culverts and additional gravel. There are also 2 steep hills that need to be reworked in order to allow for snow plowing in winter and year round access as per Jim Walker. Would you please provide me with the answers to the following questions.

(1) In the fall of last year the municipal boat landing facility on the lake was made totally unusable by the cottager who owns the property next to the loading/landing facility. I made Jim Walker aware of this on Nov 23, 1988. Jim said he would look into the matter. The cottager who is next to the municipal dock has bulldozed a new roadway onto his property from the access road to the lake and put in a culvert to drain his properties drainage water onto the access road to the lake. The bulldozing, culverting and rearranging of the landscape has narrowed the access roadway down so much that you now can't turn your car and trailer around in order to launch or remove a boat. The culvert in October was dumping all of the properties drainage water onto the access road and thoroughly bogging it down and washing it out. Myself along with a lot of other cottagers are about to return to our cottages for the summer. We will all be requiring the use of the roadway, turnaround capabilities and launching facilities be in good working shape in order to get our boats back into the lake. Has this situation been corrected?

(2) For the past 3-4 years there have been numerous discussions related to relocating the roadway over the first and most dangerous hill on the road. The hill is just past the boat launching entrance. Jim Walker told me that if the road could be relocated closer to the lake (beside the Hydro cut) it would be much easier and less costly to maintain. Jim also said that if the road over this hill were to be relocated it would allow the township snow plow to keep the road open to the end of the peninsula for year round access. Jim asked me to find out if the cottagers with property in the area of this hill would be willing to do a land swap or purchase to allow this to proceed. I brought it up at a cottagers meeting 2 summers ago and the affected cottagers were very receptive to the idea. I passed this info back to Jim. As it turns out the property in question isn't private property at all, it is owned by the crown or township. When will this relocation of the roadway be completed to allow for safer road travel and also year round plowing?

(3) I would like to know when the section of road from Little Oxbow Creek to the end of the peninsula will be improved to a good standard? I use local roads to Tasso, Camp, Bella, Rebecca Lake etc. These roads are maintained well and kept open year round. Why doesn't the township maintain the road on the peninsula in a similar manner? If and when any noticeable road improvements have been done to the section of road from Oxbow Lodge through to the end of the peninsula the work was always done to the piece of road up to the creek. Why hasn't the township focussed it's limited resource on the piece of road which is in the most need of attention which is the peninsula section of that road? I have paid taxes on Oxbow Lake for 30 years and feel that it's time the township targetted its road budget towards the peninsula side of Oxbow Lake. When will the township focus in on the condition of the peninsula road, stop pouring in money to the other section of the road and allocate the resources required to improve the peninsula road?

(4) My last question is related to the taxes I am paying. I would like to have year round access to my cottage as many others have had for years. I have been on Oxbow Lake for 30 years and have never been able to use my cottage from Nov 1st to May 15th. I have never used any municipal services such as roads, garbage, education etc for 6.5 months in any year for 30 years. Possibly I am owed a tax rebate?

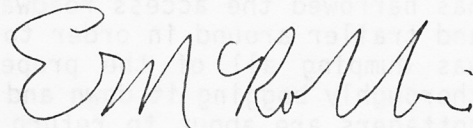
Do permanent residents or cottagers pay a higher mill rate if they have year round plowing and access?

Do permanent residents or cottagers have higher assessments on their properties if they have year round plowing and access?

Do I pay any portion of my taxes towards keeping roads open year round for other cottagers who have year round access?

I would very much appreciate your prompt attention to answering the questions I have forwarded to you. I am also looking forward to the much needed improvements to the peninsula road.

Yours Truly,



E.C. McRobbie

- ✓ cc. C. Beaman
- cc. G.M. Dodds (Sec, Treasurer, Oxbow Lake Cottagers Assoc)
- cc. Don Fleck (President, Oxbow Lake Cottagers Assoc)

KERAY JUDGES.  
435 Pineway Ave.  
Keswick, Ontario  
L4P 1X7

May 6, 1989

Mayor Scott  
Township of Lake of Bays  
Dwight, Ontario  
POA 1H0

Re: Oxbow Lake, Pennisula Road

Dear Mayor Scott:

I own property on Oxbow Lake, municipally known as Concession 6, Lot 2, Plan M348, Lot 3. The access to my property is via the "Pennisula Road" which serves the west arm of Oxbow Lake.

The condition of the road has been unsatisfactory and even dangerous for the past four years. Last year no maintenance work was carried out on the road, the only work done by the Township was the clearing back of the overgrowth from the sides of the road.

The most dangerous portion of the road is the large hill immediately after the Municipal boat launch. I have heard over the past four years that the road was to be relocated to avoid this hill. The hill has caused several accidents over the past few years and many more near misses. It is also my understanding that the lands where the road is to be moved to are owned by the Crown, is it not possible to negotiate some sort of agreement with the Crown to use this land?

The section of road from Oxbow Creek down the penninsula is consistantly in a "washboard" condition. This makes this section of road very difficult to navigate since it is an uphill section with several blind curves.

I would like to know what the Township's plans are regarding the relocation of the road at the hill and what the maintenance schedule will be this year (how many times will the road be graded, what sections will have fill added).

...2/

I am one of the many Oxbow Lake cottagers that are planning to live year round on Oxbow Lake in the next few years, the only thing holding us back is the fact that the road is not being plowed during the winter months.

I feel, as a tax payer, that it should be possible to become a permanent resident of Oxbow Lake. The road is an existing assumed road, therefore the road should be plowed during the winter months to ensure access to our properties.

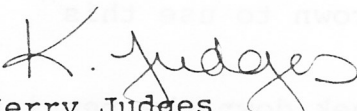
I am paying taxes for education, community services and road maintenance throughout the Township and I am only able to access these services from May to November each year. I would like to know if properties with year round access have higher assessments than ones on seasonal roads?

Isn't it in the Township's best interest to encourage cottagers to settle permanently at their cottages? Wouldn't permanent residents increase the prosperity of the community?

Does the Township have a schedule for the work as outlined above which would enable the road to be maintained and open year round as are other similar roads in the same area (Camp, Tasso, Rebecca and Bella Lake's roads)?

I look forward to your response to the above questions and to the improvements of the Oxbow Lake Peninsula Road.

Yours truly,

  
Kerry Judges

cc. Gerry Dodds (Oxbow Lake Cottagers Association)  
Ed McRobbie (Oxbow Lake Cottagers Association)