

Erica Kellogg

From: Dave Boles <dave@boles.ca>
Sent: March 30, 2023 12:56 PM
To: Erica Kellogg
Subject: Klahanie Campers Campers Corp - April 12 th Council Meeting

To start my reply. I feel uncomfortable with the process the Municipality of Magnetawan has taken. I feel uncomfortable with the attitude of Council and Camp Klahanie. Klahanie Corp. bought the property and failed to put a deeded driveway into the Camp as required. But want Council to Manipulate/ Massage a Bylaw to suit the Ingress and Egress needs required for the camp business. I feel uncomfortable as a resident of unsummed road, will be forced into the unneeded maintenance of the Busy and Noisy Camp Traffic . I feel uncomfortable with the Manipulating and Massaging of Codes / Bylaws.

Kind Regards

Dave Boles

124B Gordon Point Rd.

Municipality of Magnetawan

Erica Kellogg

From: Ian Boyd <neighick_assn@hotmail.com>
Sent: April 3, 2023 4:35 PM
To: rick stockdale
Cc: Sam Dunnett; Erica Kellogg; Kerstin Vroom
Subject: Klahanie ZBA BCC to Neighick Cottagers Assn.

Good afternoon all. I have been in conversation today with Mayor Sam Dunnett regarding the ZBA report to council scheduled to be voted on, by council, on April 12th. Previously, we were told that the public would not have the content of the report for review before April 11th. Mr. Dunnett confirmed with me today, that this did not give the public reasonable time to review and respond to the report, and if the report is not up on the Magnetawan website on or before Friday April 7th, that the decision on this issue would be moved ahead to the next regularly scheduled council meeting. This will allow reasonable time for review.

Mr. Dunnett and his staff have been most cooperative as they understand that the zoning of the camp is an issue that many members of the public responded to and have a keen interest in and need to feel that they have been heard. Mr. Dunnett made it very clear that the issues raised in October 2021 have been reviewed and considered by both Magnetawan staff and outside resources. We are all concerned about the health of our waterways and the use of commercial properties.

I appreciate all the feedback from our association. I will forward your comments to the town over the next day or two.

Have a good week.

Ian Boyd
416-587-5944

Erica Kellogg

From: Guy Watts <sensibleac75@rogers.com>
Sent: April 11, 2023 9:35 AM
To: Erica Kellogg
Subject: Question Regarding - Zoning By-law Amendment Application
Attachments: Entrance Question 01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Grants/General Government

Good Morning Erica

I hope all is well and that you had a good long weekend.

I was hoping that you could help clarify something for me. Your answer will really help me to understand an issue that is very important to me and my direct neighbors.

In the recent staff report – the attachment #1 has the map that shows the layout of the camp. On that map it is shown an area identified as the “boat trailer and overflow parking” and it shows a comment “Entrance to be removed, not Municipally approved”. I have attached a copy of the map to make things easier.

My questions are these:

- 1) Can they or have they made an application to have this entrance “approved” so that they could use it in the future?
- 2) If this entrance is to be removed then how will they access this area of their property?
- 3) If their plan is to access this area by extending their “proposed access driveway” into that area (it is shown to end before getting to the boat trailer storage) should that not be clearly indicated on the map? This would really help to clarify is issue now and into the future.

As you are aware, the way this area has been used in the past has created concerns for myself and my direct neighbors as it creates a significant number of park related & unnecessary traffic events that go past our properties. We are really hoping to get clarification on this matter as it is our hope that once this issue is resolved we call all move forward in a much more positive fashion.

If there is any confusion in how I have posed my questions please do not hesitate to contact me.

Thank you in advance for your assistance.

Guy & Sherry Watts
1400 Lakeside Trail
905-840-4272 (home)
416-708-9562 (cell)

Erica Kellogg

From: Kristen Morrison <kristenmorrison87@gmail.com>
Sent: April 12, 2023 11:04 AM
To: Erica Kellogg
Cc: Dave Balaban
Subject: Klahanie Campers Corp - April 12th, Council Meeting

Good morning Erica,

I hope this email finds you well. I understand that there has been a meeting about Camp Klahanie and zoning by-law amendments, which include a secondary access via Gordon Point Road to Tranquility Trail.

I understand any objections need to be submitted in writing by noon today.

I would like to formally object access to Tranquility Trail via Gordon Point Road as part of this by-law amendment for Camp Klahanie. This due to the substantial traffic increase, wear and tear, and increase in maintenance that will be required on Gordon Point Road, a private road where we have a residence.

Thank you very much,

Kristen Morrison & Dave Balaban
Property Owners on Gordon Point Rd. Magnetawan, ON

Erica Kellogg

From: Susan & Roger <rs.hollyman@gmail.com>
Sent: April 28, 2023 5:17 PM
To: Erica Kellogg
Cc: Gillian Hollyman; Ian Boyd
Subject: Proposed Amendment to Zoning By Law 2001-26, Camp Klahanie

Good Afternoon Erica,

We appreciate the opportunity to submit our concerns to Council regarding the above application. We acknowledge that the matter has been unresolved for some while now and understand that the involved parties are anxious for a decision. By the same token, we had some questions and understood that there would be more time to share them with the Council before being presented with the final recommendation. Our major concerns are as follows:

1. The septic inspection of Camp Klahanie was performed by Tekoa Environment on April 26, 2021. As the camp closes annually on Thanksgiving, the system would have been inactive for six months at the time of the inspection. The report, dated May 3, 2021, notes that "albeit the system was not in operation at the time of the inspection, there were no areas of the system which showed any indication of previous distress in the system. Thus we concluded the system can handle the sewage load". Further, the report states that the design flow of the existing system was based upon descriptions of discharge events, none of which are tracked. Those estimates and "desktop calculations" form the basis of the report's findings, not observations of an active waste disposal system operating during peak demand.

It appears to us that the report is a leap of faith! Given the age of the system and the Municipality's concern about environmental protection, surely it would be necessary to have the system inspected at a time of normal use (summer, for example).

Further to the above report, Tekoa noted that two sites were not at the required distance from the high water line and should be re-inspected and pits relocated if necessary. Has this recommended action been taken and the necessary paperwork been submitted?

Section 3 of the PPS emphasizes the importance of "protecting public health and safety in order to reduce the risk to residents ." All the more reason to exercise all due diligence on the issue of the septic system.

2. The Conceptual Master Plan that the WSA included in the submission labels the narrow driveway at the north west end of the Camp property as a "fire access route". The gate between the Camp and the end of the road was closed some years ago, however we see an indication from the Fire Chief that the gate should be open 24/7. Council oversaw the renaming of the most southerly section of the road abutting the camp to Tranquility Trail . This was done to more clearly separate the drive of the Camp from the end of the road. The gate has remained closed throughout this process and there have been no issues. The residents have since constructed a turnaround at the end of Tranquility Trail to further enhance road safety at their own considerable cost. Gordon Point Rd and Tranquility Trail are narrow, graveled roads that are privately maintained by the residents (no funds for the same have ever been supplied by the Camp). Given the input from the Fire Chief, are we to understand that a gate located at the end of a route that takes first responders down Ahmic Lake Rd., onto 15/16 Sideroad North, thence to Gordon Point Rd., up a steep hill with poor visibility, to a fork with a ninety degree turn onto Tranquility Trail to the end, is the best option for emergency access to the Camp (address, by the way, 1680 Lakeside Trail)? This seems nonsensical.

Directing that such access be open 24/7 adds insult to injury. The residents of Gordon Point Rd. and Tranquility Trail would be shouldering considerably more road expense, as well as compromised health and safety, caused by the increased traffic and nuisance users if Camp Klahanie, a commercial enterprise, is permitted the use of a privately maintained road at no cost or consequence to them.

The WSA Planning and Development Consultants wrote in their Planning Justification letter of Jan. 29, 2021 to the Municipality that "the 71 site camp is being accessed via an existing private road immediately from a year road municipally maintained road" and goes on to reassure that "no new municipal road is required." We can understand why the Municipality or the Camp would not want to incur such an expense. So too should the Municipality/Camp

understand our position as we residents are paying the cost of maintaining our private roads. We should not subsidize a commercial business by permitting use of any privately maintained road.

This single issue seems to have been slipped into the zoning bylaw ammendment, almost as an afterthought. It demands further consideration and the ammendment should not be contingent upon the opening of this gate or this issue. We would like to see a solution that satisfies all parties, paves the way for harmonious relations going forward and protects the health and well being of all.

Respectfully submitted,

Susan & Roger Hollyman
Gillian Hollyman Mcgibbon & Jay McGibbon
132 Tranquility Trail

Erica Kellogg

From: David G Knapp <david_knapp@millerknoll.com>
Sent: April 28, 2023 8:39 PM
To: Erica Kellogg
Cc: Tracy Cary; Debbie Knapp
Subject: ZBA - access to Tranquility Trail

This letter is regarding the Town Council meeting to be held on May 10, 2023.

I have been informed the ZBA submittal including access to Tranquility Trail will be approved at Town Council.

As we are long-time property owners here since the late 70's. I would like to voice my opposition to the road access being reopened.

The traffic on our road will be significantly impacted creating a safety concern for the residents due to the excessive potential traffic by drivers who do not know the road.

Multiple times we have had cars come into our property looking for access to the camp including police cars.

Ambulance, Fire Department and Police need clear direction on this to ensure the safety of all residents of Tranquility Trail, Holsen Ridge Lane and KCC.

I strongly suggest we close this access permanently and update the Conceptual Master Plan accordingly.

Regards,

David Knapp & Debbie Knapp

172A Tranquility Trail

(647) 983-5512

Margot Knapp

Erica Kellogg

From: Gordon Point Rd & Tranquility Trail Road Committee <gordonpointroad@gmail.com>
Sent: April 30, 2023 9:02 PM
To: Erica Kellogg
Cc: 'Tracy Cary'
Subject: Zoning By-law Amendment Application for Camp Klahanie

To: Erica Kellogg
Acting Deputy Clerk Planning and Development
Municipality of Magnetawan

Subject: Zoning By-law Amendment Application for Camp Klahanie

The ZBA submittal including access to Tranquility Trail is officially being protested and objected by the Gordon Point Road and Tranquility Trail road committee and as well as its members and property owners alike. Below are the major concerns with the information recently shared through links sent via email on April 04, 2023;

- Access to Tranquility Trail and Gordon Point Road.
 - o It is shocking to see this access is still on the Conceptual Master Plan contained in the recently updated staff report.
 - o Mayor Sam Dunnett noted that this is an illegal access and any use of it is trespassing on a Municipal Road at the Town Council meeting of October 2019; also confirmed by town staff in September 2021. Additionally at that time it was noted this is NOT a ZBA issue it is a legal issue.
 - o There has been submission of a three-page objection letter by a property owner noting there has never been legal access to Tranquility Trail/Gordon Point Road.
 - o Legal Council has also advised that grandfathering does not apply since Camp Klahanie closed the access voluntarily and purposefully.
 - o Gordon Point Rd and Tranquility Trail are narrow, gravel roads that are maintained by the property owners on these roads.
 - o Is it suggested that fire access that takes first responders down Ahmic Lake Rd., onto 15/16 Sideroad North, then onto Gordon Point Rd., up a steep blind hill with little to no visibility to narrow hairpin turn onto Tranquility Trail to the end, is the best option for emergency access to the Camp which has direct access from Ahmic Lake Road to Lakeside Trail where the camp is located? Where is the sense and logic? Do all unassumed roads have multiple access points? If not will these all be added to follow this illogical recommendation?
 - o The notion of maintaining such access be open 24/7 is even more ridiculous. This would suggest that the property owners of Gordon Point Road and Tranquility Trail would be responsible for considerably more additional road expenses, as well as safety and liability concerns caused by the increased traffic of Camp Klahanie residents and guests which is a commercial business permitted the use of a unassumed and privately maintained road.
 - **This cannot be legal.**
 - **Should something like this happen and the property owners decide to not maintain these roads what is the contingency plan by the council? How will this fire access be maintained for use?**
 - o The property owners on Tranquility Trail followed Council's direction and proceeded to have the road name changed from Gordon Point to Tranquility Trail to avoid confusion with another second Gordon Point Road – what was the purpose of this?
 - With considerable time and planning over many years and coming with a great expense an emergency vehicle turn around was created and approved for Tranquility Trail and Lakeside Trails

per the official plans. How was this done so by the township if it was not needed? Will all these costs then be reimbursed?

- **Why is it not a simple solution to have the ZBA include this same emergency vehicle turn around to be constructed at the end of the Camp Klahanie internal road????**
 - The property owners on these roads have spent hundreds of hours and tens of thousands of dollars to maintain, upkeep, improve and build them.
 - KCC has not **EVER** contributed to the cost of maintaining Tranquility Trail or Gordon Point Road.
 - This access would be extremely unfair, unethical and an illegal cost burden onto the property owners on these roads to financially maintain a road for additional business traffic.
 - The traffic on these roads will be significantly impacted with the potential use from 70 trailers plus guests, ATV's, patrons to the store, laundromat, and boat launch ramp.
 - This will have an immediate and detrimental effect on properties on these roads of which many are full time residents who require and rely on the safe passage of these year-round.
 - This would make the property owners on these roads responsible for road maintenance fees that include the daily road use and abuse of a commercial business.
- The septic and grey water systems.
- The inspection of Camp Klahanie was performed by Tekoa Environment on April 26, 2021.
 - As the camp closes annually around Thanksgiving the system would have been inactive for six months at the time of the inspection.
 - The report, dated May 3, 2021, notes that "albeit the system was not in operation at the time of the inspection, there were no areas of the system which showed any indication of previous distress in the system. Thus we concluded the system can handle the sewage load".
 - Tekoa states they did not actually verify the grey water leaching tanks are present but their existence, design and sizing was "explained to them" by a camp representative.
 - Additionally, the report states that the design flow of the existing system was based upon descriptions of discharge events, none of which are tracked. Those estimates and "desktop calculations" form the basis of the report's findings, not observations of an active waste disposal system operating during peak demand.
 - This clearly makes assumptions on a very old septic system. This inspection should be required during the times of maximum usage during the July – August months.
 - Tekoa noted that two sites were not at the required distance from the high-water line and should be re-inspected and pits relocated if necessary. Has this recommended action been taken, and the necessary paperwork been submitted?
 - Section 3 of the PPS emphasizes the importance of "protecting public health and safety in order to reduce the risk to residents ." As such a logical and appropriate inspection on the issue of the septic system must be undertaken.
 - There has been little to no due diligence taken to inspect the use of grey water systems at the trailer sites.
 - There is evidence of trailers directly dumping grey water onto the ground ruling into waterways funnelling directly into the lake.
 - How can this be acceptable by the Council and Municipality of Magnetawan given the severity of the implications to the water?
 - **Give the Councils and Municipality of Magnetawan' s concern about environmental protection where are these inspection reports?**
 - **At a minimum there needs to be an appropriate and comprehensive review by a different company on these above points.**

- Environmental

- Why were there no environmental studies completed and if there were where are they for public review? What determines this requirement?
- There is great misconception on the information the planners and Municipality of Magnetawan have regarding the quantity of existing sites. Where was this information obtained and how was it fact checked? 45 trailers and 45 tent sites is by no means the equivalent of 70 seasonal trailers – of which 25 will be “park model” trailers!! With an estimated 50-60% increase in seasonal trailers, this should be treated as a substantial increase and change of scope to what is existing.
- **There is a substantial number of occurrences with Camp Klahanie individuals breaking rules, order, by-laws and laws alike. This shows a pattern of disregard and disrespect to the Municipality, Council and Magnetawan property owners. How is it this can happen on this property but is strictly enforced to everyone else?**
- **What are the rules and plans for the inspections and intervals of this commercial businesses septic and grey water systems? Will this be annually by the Municipality of Magnetawan?**
- **What are the dates the camp and residents allowed to be at a seasonal establishment? Are specific dates being set forth?**
- **The date for this review and approval by the Municipality of Magnetawan Council is under the current bylaw to be made between Victoria Day and Thanksgiving allowing seasonal property owners to attend. Why is the being ignored?**
- **Additionally with the MANY mistakes in the Staff Report and the ZBA application, Camp Klahanie should be required to correct and update the complete ZBA and resubmit for Municipal and public review. Then a new Staff Report be issued with recommendations to council based on complete, prudent and factual information.**

We expect answers to the above questions and smart, logical, ethical and legal considerations to be given to the above points.

Respectfully,

Gordon Point Road and Tranquility Trail road committee and its property owners.

Erica Kellogg

From: Darcy Gumbley <gumbley1960@gmail.com>
Sent: May 1, 2023 12:42 PM
To: Erica Kellogg
Subject: proposed amendment to zoning by law 2001-26,Camp Klahanie

Good afternoon Erica,

Thank you for the opportunity to express our concerns regarding the above application. There are several concerns and questions regarding this change. Why is a commercial property using a private road? It was the CAMP'S decision to close and lock the gate several years ago. They stated that they didn't want the traffic going through there because of the wear and tear on THIER road but yet they now want extra traffic on our road? The gate has been closed for several years now without any issues so why now all of a sudden there is an urgency to open the gate and use Gordon Point Road and Tranquility Trail? What is the real reason behind this sudden change? And why is it being done with such secrecy? We live on Tranquility Trail and have never gotten any kind of communication about what was happening on our road from either the Municipality or the camp! As a result of THEIR actions a turn around had to be built and that was paid for by a private citizen not the camp. We have been here over 20 years and never has the camp ever paid any money towards the maintenance of the road. The people who have put money towards the building up and the maintenance of the road have put thousands of dollars towards it over the years. It seems to me that the camp is capitalizing on the hard work and finances that the people have put in and that is exploitation. They have no intent to maintain or to compensate the people who put in the hard work and money and yet they want to use the road?! This is unethical and unfair! Has anyone from the emergency response team ever come out to see how ridiculous it would be to have this option has a fire route? Not only would it be difficult, it would also take longer for the emergency response team to reach the camp instead of the current access on Ahmic Lake Road, this just does not make sense to us. With the additional traffic all our hard work and investment that we have put into the road will quickly be depleted, how is that fair? We do not feel that it is right that we will have to pay higher fees to keep the road maintenance up for a commercial property, this is taking advantage of the people who pay for and maintain the road, this is absurd! We strongly object to this amendment! As for the addition of 70 trailer some being "park type homes" has there been an environmental study of the impact this will have on the lake and it's habitat? If so we would like to see this report if not, why hasn't there been one? What action plan is the camp taking to accommodate the addition of all these new sites in regards to the extra grey water and septic tank issues that will need to be addressed? We are also concerned that the leakage of grey water will affect our wells if it isn't handled properly. Has a plan been submitted to council? If so where can we see? If not why is council not requesting one and monitoring the situation. There seems to be no transparency when it comes to this situation. Adding all those trailers is a huge change that will definitely impact the environment. Neighick lake is for all to enjoy and we would like to keep it that way, we do not want it to be spoiled by irresponsible people.

Regards,

David and Darcy Gumbley
158 Tranquility Trail
Sent from [Mail](#) for Windows

Erica Kellogg

From: Fred Richmond <fredrichmond04@gmail.com>
Sent: April 26, 2023 5:22 PM
To: Erica Kellogg
Subject: ZBA - access to Tranquility Trail

Date of this submission April 26, 2023

To: Erica Kellogg
Acting Deputy Clerk Planning and Development
Municipality of Magnetawan

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Subject: ZBA submittal including access to Tranquility Trail
approval meeting May 10, 2023

It has recently come to our attention that Camp Klahanie has **again** applied to council to obtain approval to create an access road to our private road, Tranquility Trail / Gordon Point Road. This is quite a surprise to us. Why is this even being discussed? We were under the impression this was all sorted out. The private road Tranquility Trail has been previously discussed and sorted out by council. This access must not be approved.

Unfortunately, Camp Klahanie management is unable to accept a NO. This is becoming a constant harassment from the camp. Our Tranquil Trail is not Tranquil. They need to sort out their issues without involving the cottagers.

1. Over the years the cottagers have spent hundreds of hours and tens of thousands dollars to improve the road from a ruff seasonal road to year round. It has been a labour of love from volunteer cottage members and exclusively funded by the cottager's for their personal use.

The Camp would be placing an extremely **unfair** and **illegal** cost burden onto the cottagers to financially try to maintain a road for additional business traffic. (It is hard and expensive enough to maintain it for the light traffic of a handful of cottagers.)

2. The cottages on Tranquility Trail followed Council's direction and proceeded to have the road name changed from Gordon Point to Tranquility Trail to avoid confusion with another second Gordon Point Road

3 With considerable planning, with council (a few years) and great \$\$\$ expense \$\$\$ to the cottagers an emergency turn around was created and approved.

We believe that there has been a mistake with having access **still** on the Conceptual Master Plan and REQUEST that it be removed, to avoid confusion. This would allow Camp Klahanie to finally make alternate plans, such a building their own road from their property joining onto a municipal road. Is this not the legal way a business is accessed?

If the Municipality wants to assume Tranquility Trail we would have no objections.

Thanking you in advance. Janice & Fred Richmond
146 Tranquility Trail
Magnetawan.

Erica Kellogg

From: Jonathan Pauk <jpauk@mhbcplan.com>
Sent: April 11, 2023 11:53 AM
To: Erica Kellogg; Jamie Robinson
Subject: RE: KCC Zoning Bylaw Amendment

Received - thank you

JONATHAN PAUK, HBASc, MSc, MCIP, RPP | Senior Planner I am currently working remotely and can best be reached at jpauk@mhbcplan.com or 705-826-2015.

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-----Original Message-----

From: Erica Kellogg <ekellogg@magnetawan.com>
Sent: April-11-23 11:49 AM
To: Jamie Robinson <jrobinson@mhbcplan.com>
Cc: Jonathan Pauk <jpauk@mhbcplan.com>
Subject: FW: KCC Zoning Bylaw Amendment

Thanks,
Erica

Erica Kellogg | Acting Deputy Clerk – Planning & Development Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0 Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ekellogg@magnetawan.com

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-----Original Message-----

From: Gail Holliwell <gholliwell@gmail.com>
Sent: Tuesday, April 11, 2023 11:47 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: KCC Zoning Bylaw Amendment

Dear Nicole:

I wanted to send my brief comments to you concerning the proposed amendment to the zoning bylaw prior to your upcoming council meeting tomorrow.

I've been a cottager on tranquility trail for the last 49 years and it's overwhelming to hear about the possible changes that are being considered.

While I'm concerned that not enough research has gone into the proposal being made by KCC, I lack the expertise to discuss it at length. I worry about the environment, I worry about increased traffic on the water, I worry about who's going to monitor future campsites and I worry about camp sites located too close to tranquility trail. I know you're aware of all these issues that have been brought up by others.

I'm very concerned about tranquility trail being reopened to KCC and I'm completely opposed to this arrangement. While this road may be considered a municipal road, it has been maintained by a very small group of cottages on tranquility trail. I don't think it's right that the road be opened up to a large group of campers while the maintenance fee is paid by a few cottages. I don't know where that arrangement would ever be acceptable.

Thank you for your time.

Gail Holliwell
144 Tranquility Trail

Sent from my iPhone

Erica Kellogg

From: fredrichmond04@gmail.com
Sent: May 7, 2023 3:32 PM
To: Erica Kellogg
Subject: ZBA Access to Tranquility Trail By-law amendment application for Camp Klahanie

Dear Ms Kellogg
Acting Deputy Clerk Planning and Development
Municipality of Magnetawan

Please acknowledge receipt of this submission

We have noticed that there has been a staff report update with a recommendation for access to Tranquility Trail for secondary purposes.

We would like to make a second submission to council and would appreciate it being posted.

There is no access from Camp Klahanie to Tranquility Trail.

We strongly object to creating ANY access between the roads. There is no real need for any access between the roads.

Tranquility Trail cottagers have with their own time and expense created and maintained an emergency turnaround, therefore we do not require any access to Camp Klahanie.

We are very happy with the current situation.

It would be more appropriate for Camp Klahanie to create their own turnaround. This would avoid any confusion for emergency vehicles. This would keep things simple which is what is needed in an emergency.

Camp Klahanie management is quite capable of creating their own turnaround without impacting their neighbours.

We do not think that the Municipality and Council need the added burden of having to monitor the access between these two roads.

Please stop this debate, lets keep things simple, Tranquility Trail cottagers look after their road and Camp Klahanie take care of their own roads. Makes for better neighbours.

Thank you Janice & Fred Richmond