

Jan. 12<sup>th</sup>, 2009

Dear Clear Lake Cottager,

Re: Expansion of the Gullwing Lake Tent and Trailer Park

We have found out that the Gullwing Tent and Trailer Park (now owned by Castle Vacation Parks) in the near future maybe applying to add 62 more sites, to a location off Clear Lake Road, north of #1274 (marsh area, where the creek flows into Gullwing Lake). Based on their current use (92 sites), we believe this would add at least 250 full-time users during the summer months. The creek is zoned EP1 [environmentally protected], but the adjoining land which is on a hill next to the marsh is zoned WC3 [waterfront commercial] and is the site the Trailer Park would like to develop on.

The prospect of this development causes us considerable alarm, as the large influx of campers during the summer will likely impact the water, the environment, and put additional pressure on the Clear Lake Road system. We feel, as you must also, that presently there is already enough cars driving down Clear Lake Road. This expansion would certainly cause more traffic, and potentially further increase unauthorized use of the private boat ramp along Clear Lake Road (more boats on Clear Lake, the dangers of lake contamination from unclean boat hulls, etc). As well, the Clear Lake cottagers on Hill Road, located very close to the present site of the Trailer Park, will likely experience more noise pollution.

In addition to traffic, water quality, and general trailer park concerns, the proposed expansion site is adjacent to the wetland, which supports a variety of wildlife and is undoubtedly a sensitive environmental habitat crucial to the well-being of the entire Clear Lake-Gullwing-Echo lakes system. With that number of new tent-and-trailer users, the extra strain put on the lakes could be very serious -- phosphorus levels increasing, the number of unique environmentally sensitive species threatened, the wetland's entire ecosystem changed, and so on. The wetland filters the water for the lakes, and any major disruption will negatively impact all.

We are taking vigorous action to prevent this possible expansion. Here is a brief run-down of recent developments:

1. Because of letters sent to the Township of Muskoka Lakes by concerned cottagers, the Township By-Law Inspector visited the present site and has posted: (1) three Orders to Comply with respect to the buildings constructed without permits, (2) one Order to Remedy an Unsafe Building pertaining to an unsafe deck (3) one Property Standards Order pertaining to the dumping of building materials and old vehicles on the property. The Township has also contacted the Ministry of the Environment (MOE) regarding an unlawful upgrade to the sewage system. The trailer park has until May 1 to comply with the Township Orders. However, we feel that once that is done, the trailer park will apply to increase

their sites by 62. This is why we must act NOW to save our water/lake quality.  
(see below)

2. The Township of Muskoka Lakes is in the process of drafting a new Official Plan outlining new/upgraded regulations for future land use and development within the Township and is having their last public consultation meeting Jan. 17, 2009. Since the proposed expansion will likely jeopardize a variety of wildlife and the entire sensitive area that is important to the health of Gullwing, Clear, and Echo Lakes, we are planning to make a presentation at this meeting in order to have the land adjacent to and on the site for proposed expansion re-zoned as environmentally protected (EP1) land. We will be stressing the fact that the wetland area has significantly expanded over the last ~ 20 years. We are hoping that these considerations, coupled with current violations and other negatives (increased traffic, garbage, noise, etc.) can make a strong case against the expansion. It is imperative that we have this larger wetland zoned EP1 to prevent the expansion of the Trailer Park in the future.
3. Because municipal by-laws are complicated and rapidly changing, and even though our core group includes a skilled municipal lawyer, at this time we feel it is best that we seek some professional help from a planning consultant. We have found a reasonably priced, knowledgeable and experienced individual who has worked with the Township of Muskoka Lakes, and look forward to this consultant's contribution to our efforts.

If you would like to help, here is a practical suggestion – each cottage owner can write or email the township office (contact: Ms Cheryl Mortimer ([cmortimer@muskokalakes.ca](mailto:cmortimer@muskokalakes.ca))). In your letter, you should request to be informed in writing of any proposals, expansions, applications, by-law changes, zoning planning, permit applications, building applications, changes or amendments to any property on Gullwing or Clear Lake, in particular from the Gullwing Lake Tent and Trailer Park or from its new owners, Castle Vacation Parks. Here is the contact information:

Township of Muskoka Lakes  
Cheryl Mortimer, Clerk  
P.O. Box 129, 1 Bailey Street  
Port Carling, ON P0B 1J0  
Ph 705 765 3156 / Fax 705 765 6755

We will continue updating everyone on the developments at the Township office, the Trailer Park, MOE, and so forth. In fact, given the rapid pace and constantly changing nature of this issue, we have formed an active Google users group, have weekly teleconferences, and so on. The Clear Lake cottagers and your Cottage Association have much expertise in dealing with the township, handling development issues, and speaking up on behalf of Clear Lake. We'd love to benefit from the strength of your experience and support! Please contact our group by email at [gullwingandecholakes@gmail.com](mailto:gullwingandecholakes@gmail.com) for further information, any additional details, or any comments/feedback.

Thank you to your president, Brenda Buck and the CLPOA executive for allowing us to post this letter on your website.

In conclusion, we hope that you've found this update useful, and look forward to hearing from you. Please support us in our campaign to stop any expansion of the trailer park.

Sincerely,

Gullwing and Echo Lakes Group

Per:

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Hope Humphrey  
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