

NORTHERN HARBOUR

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To whom it may concern,

We are Barb and Gary Hall, owners and operators of Northern Harbour Marina, located in Pine Portage Bay of Lake of the Woods. A full service marina business that we have developed over the past 30 years by offering the range of services that the boating public demands. In order to continue to meet the growing demand for high quality marina services by our clients and the local boating public, we find that it is time to expand.

We have owned 300 acres of land with 1700 feet of lake frontage on the east side of Pine Portage Bay for over 25 years. The time has come to develop this property. We have looked at many ways to develop this over the years that would be in keeping with the unique qualities of Lake of the Woods. Some ideas are a retirement park like the one on the east side of Winnipeg, Pye's Landing, Beauty Bay, expanded dock facilities, a R.V. park, and a shareholder agreement like Bigstone Bay Lodge except MUCH, MUCH, larger.

To develop this land with a shareholder type agreement is the best return on our investment from a purely financial perspective, but we believe it would have the worst effect on the bay. We call this "Plan A". "Plan B" is the plan you may have been hearing and reading about. Plan "B" involves the construction of a floating dock system capable of providing full service docking for up to 400 boats, ranging in size from the family runabout, houseboat, sailboat or motor cruiser. Dock expansion would be phased in over years based on demand. Backshore development would include a Charitable Art Park and a summer use R.V. Park.

In our opinion "Plan B" is better for the bay, the lake, cottage owners, boat owners, charities, the economy of Kenora and Northwestern Ontario. It would provide a place for future generations to gain access and enjoy all that Lake of the Woods has to offer. The attached map shows the proposal along with my land assemblage.

Unlike my property that can be developed with few encumbrances, the consideration of a marina involves the issuance of a commercial waterlot lease

because the land under the water is Crown Land. An environmental study report has been completed, consistent with direction from the Ministry of Natural Resources, that has considered water quality, fisheries, plant communities, and current uses of the bay. The report identified the need to reduce the size of the original docking proposal to protect the identified spawning sites. This was done.

We can appreciate that no one likes change especially when it is in his or her own back yard. As business people we must continue to look forward to ensure the continued success of our business and the enjoyment that our current clients have come to expect.

We have given considerable thought over the years on how development should evolve. Since it will affect current and future generations of lake users we are seeking your input. Our preferred option is Plan "B", to expand our marina business because of the growing demand by boaters and cottagers for access to the lake.

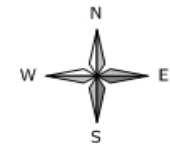
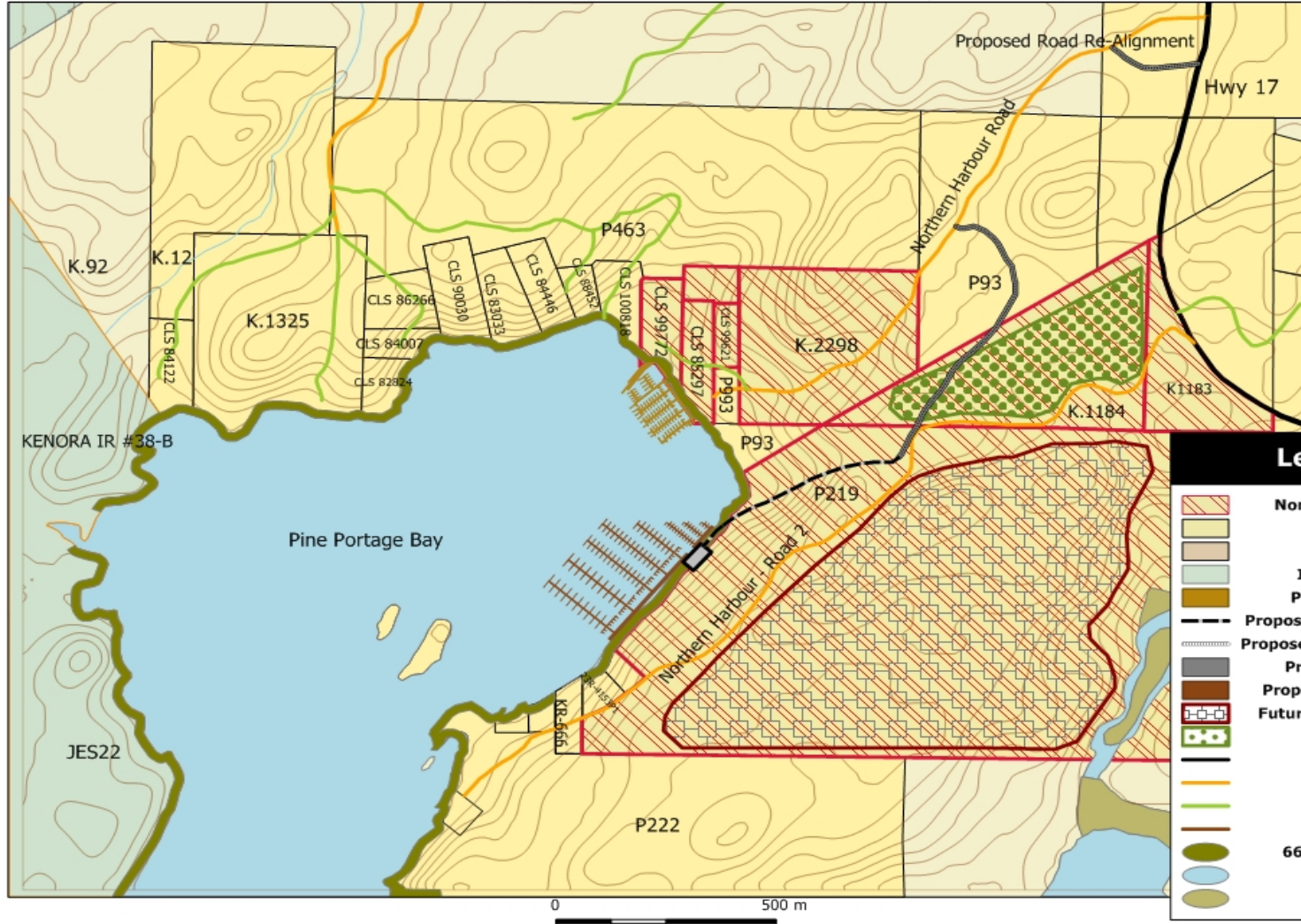
As neighbours, friends and users of the lake your comments are important to us. For further information or to discuss this proposal please contact us via email or phone at the above address.

We would appreciate your comments.

Sincerely,

Gary Hall
Northern Harbour

Proposed Northern Harbour Dock Expansion



Legend

- Northern Harbour Lands
- Patent Lands
- Crown Lands
- Indian Reserve Lands
- Present Dock Location
- Proposed Dock Access Road
- Proposed New Access Roads
- Proposed Loading Area
- Proposed Dock Expansion
- Future Charitable Art Park
- Future Trailer Park
- Primary Roads
- Secondary
- Tertiary
- 5 m. Contours
- 66 ft Shoreline Reserve
- Water
- Wetland Area

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 In Partnership With
 LakeLand Consulting

Project Name: Northern Harbour Dock Expansion

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