

187 Mulberry Lane
RR2
Eganville ON K0J 1T0

September 21, 2017

Re: Zoning By-law 2006-28 and Permanent RV's on Lake Clear

Dear Mayor Murphy and Bonnechere Valley Township Councillors:

As a member of the Lake Clear Property Owners' Association (LCPOA), I am in full agreement with the position expressed by the Land Use Committee of LCPOA regarding its environmental concerns about the increasing number of permanent, hard-scaped recreational vehicles on Lake Clear and the potential for degradation of the water quality of this pristine, at-capacity lake.

However, I want to address the financial inequities of this issue.

When Philip and I decided to retire to Lake Clear in 2002, we chose to add two (2) additions to our cottage on Mulberry Lane to provide enough space for visiting family and friends. Having chosen the design for our additions, we were required to obtain building permits and have our septic system inspected. This inspection resulted in us having to move the septic field and build a new drainage field at considerable expense. When the additions were finished, because we had doubled the square footage of the house, our real-estate taxes doubled. Since then, they have doubled again so that we are currently paying over \$4,000 a year in real-estate taxes to BVT.

In recent years, some newer residents of Lake Clear have chosen to provide the additional space they want by installing recreational vehicles which they have then permanently hard-scaped onto their properties. These are not just for weekend, or short holiday use, but are the equivalent of a small cottage, or cottage extension. These individuals did not have to obtain building permits and undergo the inspections as we did, and they are not paying any extra real-estate taxes as we had to because the current BVT zoning by-law does not cover recreational vehicles.

By taking advantage of the current zoning by-law loophole, these individuals are depriving Bonnechere Valley Township of much needed revenue. By not paying their fair share for the public services provided by the township through its tax revenue, they are freeloading on the system and forcing their fellow rate payers to pay more.

This situation is clearly unjust. Bonnechere Valley Township Council needs to remedy this deficiency immediately by amending the zoning by-law to cover permanent hard-scaped recreational vehicles. All BVT rate payers deserve to be treated equally.

Sincerely,

Lesley Lancaster