



Madawaska Club at Go Home Bay

Options for the Caretaker's Site



Task Force Report

February 2020

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Executive Summary

In the spring of 2018 the Board of Directors of the Madawaska Club established a Task Force to consider options for the future use of the former caretaker's site and make recommendations to the Board by the spring of 2020. The Task Force considered the following options: maintain the buildings for community use including rental, sell the house which requires a sale of some property, and demolish the buildings and maintain the vacant property for club use.

During the past 18 months these options were considered by 156 sites, representing at least 240 community members in a series of focus groups, as well as through two community surveys and phone interviews. Updates on the process were provided at three successive formal Madawaska Club meetings, posted on the Club's website and shared through its newsletter and Mad Mail.

The key findings from the community engagement process were as follows: community members very much like the idea of a community hub but most people do not see the existing buildings on the caretaker property as being suitable for community use. The consultations also revealed a common desire not to raise Club fees.

The Task Force has developed business cases for the rental, sales and demolition options. It also considered alternative options for a community hub (in different locations).

As of December 2019, the Task Force has completed its work and has come to the following conclusions:

1. The preferred options expressed by the community before seeing this full report are a) to sever and sell the house, perhaps as is, or b) to demolish the building/s and retain the property as a community asset.
2. Maintaining the buildings for community use, including rental, is generally seen as too resource intensive for the Club to finance and manage. As well, the idea of a community hub at the caretaker site using the existing buildings is not seen as desirable by most community members. However, some have said that the rental option does lower the cost of preserving a residential site for a caretaker should one be desired in the future.
3. Irrespective of which option is selected, there is an overwhelming desire on the part of the community to have a community hub. For this reason, the Task Force thought that it was important to include a conceptual proposal for the Main Dock as an expanded hub. Consideration given to other locations is outlined in the Appendices.

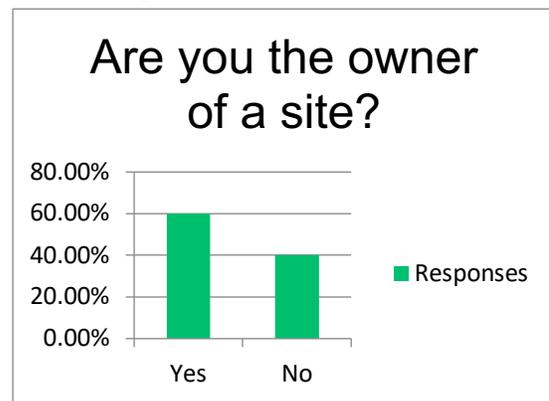
The Co-Chairs of this Task Force want to recognize the significant volunteer contributions from its members and other volunteers in consulting the community and generating options for consideration informed by expertise and evidence. As a community, we are blessed to contain within our membership people with diverse and expansive skill sets who stepped forward readily and enthusiastically. Their names are recognized in Section 9 of this Report.

1. Background

When the caretaker vacated the house at site # 53 of the Madawaska Club at Go Home Bay in 2017, the Board of Directors was faced with a decision as to what to do with this club-owned asset. The Board asked Stoney McCart and Susan Pigott, working with its Property Managers David Cape/David Ward, to lead a process to engage a broad range of interested community members in developing potential options to inform a decision regarding the property known as the “Caretakers Site.”

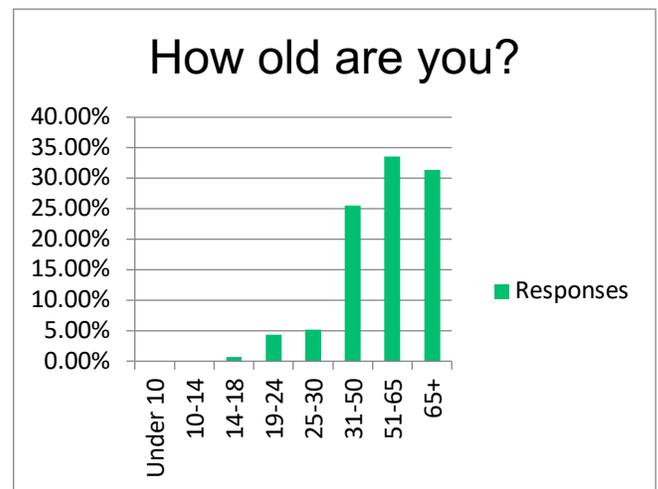
A Task Force was recruited. Although membership was open to any interested club member, care was also taken to recruit members with specific expertise in real estate, land use, property assessment and community engagement.

Over the course of 18 months, the Task Force initiated 8 focus groups and carried out two community surveys. In total, there were 156 sites that we know participated directly in the input process; 72 participants and 44 sites participated in the focus groups, and at least 240 people and an additional 112 sites participated in the surveys and follow-up phone calls. We believe our reach was greater, as some sites and people did not identify themselves in the first survey and we were told that the topic was the subject of numerous family and social gatherings.



These community consultations indicated the following:

- Community members very much want a community hub — a place where community members can meet and where program activities e.g. crafts, yoga, sailing, music, the regatta (and regatta party) can take place.
- Most community members do not feel that the existing buildings at the caretaker’s site are suitable for a community hub.



Thus informed, the Task Force in addition to looking at the option of transforming the existing buildings into a community hub, explored three options: sale, rental, demolition of the existing buildings. During this work, the idea of creating a community hub by augmenting the existing infrastructure at the Main Dock also surfaced so this option is also part of this report.

Updates on the work of the Task Force were provided at three Madawaska Club membership meetings: summer 2018, spring and summer 2019. The results of the focus groups in the summer of 2018 and the two surveys in 2018 and 2019 were also posted on the Club website

This report provides detailed information on the options as well as the alternative site concept. The results of the focus groups, surveys and building assessments are attached as appendices.

2. Property Description

Land Description

The caretaker's house sits on land that is not severed from other Madawaska Club lands; the total of this parcel (Roll # 4465 020 019 044000 0000) is 53 acres, and includes the Main Dock, the Sailing Beach, the Regatta boat race viewing area and beach, plus the Regatta party site, to the end of the Bay. Overall frontage corner to corner is approximately 690 metres. The previous shoreline road allowance has been purchased by the Club.



The official Address is 32566 Georgian Bay Shore, Con11 Lot44 Plan M163 pt lots 44-46 CP 28003 and waterlot 35R 17992 part 1 Rp 35R 17091 part 2.

Zoning and Assessment

The property has three types of zoning on it:

- Institutional (I) intended for the Main Dock and Sailing Beach area,
- Open Space (OS) intended for the Regatta Beach area across from the Brooks and the back lands
- Seasonal Residential (SR3-1) intended for the caretaker's house, old store area and regatta party site. The SR3-1 zoning allows for additional permitted uses of a convenience store and home industry.

During the process of the Task Force's research, it has been discovered that some previous errors were made in applying the Club's intentions, as passed by the membership, to the zoning lines on Township maps. The lines for the three zones do not match the Club's intentions. In fact, the House sits outside of the area zoned SR3-1. The Task Force has alerted the Board and its Planning Committee and discussions are underway about solutions. For the purposes of its Report, the Task Force is applying the Township's initial assessment that an Official Plan amendment, zoning by-law change, and survey of the whole property will be required should the Club make any request to sever and sell the site of the caretaker's house as the entire Property is shown on the Official Plan as community space. These costs are outlined in Section 3, Sales Option.

The 53-acre parcel is under the Club's Managed Forest Plan. The assessed value at the time of writing this report is \$176,300 for the managed forest portion and \$359,700 for the remainder. Total taxes for 2019 were \$2,953: Managed Forest portion is \$971.54 or 32.9% of total; Residential portion is \$1,981.46 or 67.1% of total.

Official Plan Wording

"Lands designated 'Community Space Area' on Schedule E of this Official Plan are intended to recognize the historical community facilities and lands owned and operated by the Madawaska Club of Go Home Bay. The permitted uses within the 'Community Space Area' designation shall include recreational uses and facilities, community facilities, one Residential dwelling for use by a caretaker, workshop and convenience retail commercial facilities."

Natural Features of the Site



The overall frontage of the whole 53-acre site is 690 metres, with a survey being required to determine the precise boundary lines of the site and the zones within it. The area intended to be zoned Institutional runs from the site boundary and includes the Main Dock area and the sailing beach. The Regatta Boating area and back lands are intended to be zoned Open Space. The intended SR3-1 zoning is for the House, docks, old store, workshop and the flat area beyond and behind the House, on which the Club hosts the Regatta Party for the whole community. The Main Dock, the beaches, the house area, and the Regatta gathering places are connected by several paths, in various states of walkability. These paths in turn connect to a more expansive set of trails into the back lands.

Bob Gilroy, an arborist from Barrie who has spent over 40 years working in the tree business, graciously donated some time to walk and assess the path from the caretaker site to the main

dock with Task Force Members George Lougheed and David Cape.

He made a number of recommendations related to clearing existing trails, establishing new trails to increase the connectivity and walkability between the various parts of the site, protect against shoreline erosion and to promote the growth and health of trees that should be protected. Hardwoods, large white and red pines were a particular focus for protection. These trees provide nesting and feeding areas for various birds. They also provide a higher canopy that will allow for a breeze to extend into the trail and allow new growth to occur.



A new trail was marked which would allow visitors to the regatta to walk along a much more even pathway from the main dock to the finish line area of the regatta, without having to climb and scramble over the hill between the two areas.

Details of this proposed Trail Enhancement Plan are contained in the Appendices.

Man-made Features of the Site

Task Force member John Harris, DSG Building Diagnostics, conducted a pro bono assessment of the buildings on the site. These consist of a 4-bedroom house, a two-storey workshop and a shed (old store). He prepared a full report for the Task Force that outlined item by item necessary repairs for safety, necessary repairs to preserve longevity of the building, and suggested upgrades. John and Larry Koza then estimated the costs associated with the various identified items. Further descriptions of the buildings are in Section 7 (Sale option); the full report is one of the Appendices.

House Assessment

In summary, roughly speaking there is about \$11,000 required to address immediate liability issues. There is another \$36,000 required before rental or other community use could be considered. This is primarily the deck and back stairs which would be “necessary” to consider this a usable building, although the deck could be reduced in scope/cost. An additional investment of \$50,000 is not out of order to ensure the long-term value of the asset. Things like staining and painting are included here, as is new floor finishes, cabinetry, etc. These are all things that have, to some degree, worn out and will continue to wear out. However, the level of quality and the expectations for the building could shift that number down (not much) or up (a lot!!).

Work Shop Assessment

The two-storey work shop is aging and needs some repairs. Although concealed, the second floor joists are likely over-spanned, and this space should be considered to be unsafe for

occupancy. Access via the outside deteriorating stairs had been removed at the time of the inspection. The downstairs interior would benefit from painting to seal out oil stains and odour. There does not appear to be any footings, although it is possible the piers are on bedrock. Several of them have been dislocated and need replacement. The structure is suspect and the building can only be considered “as is, where is.” It has no inherent value and given its condition relocating it is not advised. John Harris’s assessment re the viability and cost of relocation was confirmed by several contractors in discussions with Task Force member Bill Riddell. The work shop is in use this winter to store Club sail boats, with the high water flooding of the community space at the Main Dock.

Shed Assessment

The shed (former store) located on the pier dock is the newest of the structures and is in the healthiest shape of any of the buildings. It is currently being used to store Club tools and furniture.

Septic Assessment

The septic bed was not formally assessed, but given its age (plus 40 years), it is likely to need replacement if not immediately, in the near future.

Docks

A new floating dock recently extended the pier dock at the caretaker site. The floating dock asset is moveable.

Main Dock Features

Features associated with Main Dock are described in Section 7.

3. Sales Option

a. Introduction

Task Force member Wayne McCarthy enlisted a volunteer contribution from Rick Hill from Royal LePage Real Estate to inspect the property and provide an opinion of value, based on several scenarios. The following estimates re value and recommendations about potential improvements to increase sales value are Rick Hill’s, generated in discussion with Wayne McCarthy, who also has real estate sales and rental expertise.

b. Description

The Caretaker / Regatta property is currently a 53-acre parcel of land. For the purposes of this assessment, the lot size was considered to be the minimum required, approximately 1.4 hectares (14,000 squares metres, just over 3 acres) with 210 metres of soft shoreline frontage with the property in “as is” condition. The property is within the boundaries of the Madawaska club and new owners in good standing would benefit from everything the club offers its

members. For the purposes of this evaluation, consider the grass cut and the drywall repaired in the main house. The property has quite a nice view to the west and trimming the trees would open the view nicely. There is no shoreline road allowance.



Kent Green prepared the above draft of a potential severed lot encompassing the house. It shows 210 metres of shoreline, starting 5m west of the old store to clearly include it and the existing dock . This produces the 210m of shoreline that is required by the zoning bylaw for a SR3 lot. The west boundary is intended to include the existing septic bed. The boundary would need to be adjusted to ensure all setbacks and clearance are met. The depth of the lot produces a lot area of 20,000 square metres, somewhat about the zoning bylaw minimum requirement of 14,000. The Regatta Party site falls within the boundaries and if the option is selected will no longer be available for community use.

The Property has four structures:

1. A shoreline shed (the store) in good usable condition with a large fixed dock pier and floating dock. Needs painting.
2. An unusable shed is located behind the store.
3. A second shoreline boathouse (the shop) in useable condition with an older steel roof. The front door is not operational. Needs repairs. 2nd floor is closed off
4. A four season house of stable structure. 4 bedrooms, 1 – 4 piece bathroom, 1 main floor 2 – piece bathroom, eat-in kitchen, open concept living / dining room with 2 patio doors

leading to an uncovered wrap around deck. The base structure is concrete block with a high dry basement, water pump and tank, electric furnace, 200 amp service with breaker panel.

Considerations related to Value:

- A steel roof installed in 2016.
- The wrap around deck and back stairs need replacing. (The back stairs have fallen off since this evaluation)..
- It seems that a lot of the thermal windows have lost their seals.
- The chimney has been closed off at the roof.
- The skylight has been closed off above the roof.
- Carpets need to be replaced.
- Water pump and tank look like they need to be replaced.
- The septic system looks suspect.

From A Sale Perspective – Things To Do

Should the Club reach the point it wishes to investigate the market with the property in an “as is where is” state, there are still a few of the less expensive things that should be done to facilitate a sale and increase the desirability of the property to a cottage purchaser. In priority, as budget permits:

- Cut the grass back and clear the front rocks with the firehose.
- Trim the trees for the view.
- Replace the deck and back stairs.
- Remove the cook/woodstove.
- Remove the carpet and possibly paint the sub floor.
- Remove the chimney.
- Repair drywall where required and paint neutral.

Assumption is that appliances and furnace are in working order.

The docks appear to be in good shape.

c. Target Audiences; demographic numbers

The initial target audience would include family of site members, friends of site members, and other members of the community such as renters. In the survey when asked about the likelihood of them buying or recommending buying to friends, the Task Force received the following expressions of interest:

- Somewhat interested myself: 5 people
- Likelihood of someone you know:
 - Likely: 2 people
 - Very likely: 18 people

If no interest from the community, the property could be listed to the wider public with one of the real estate agents that serve Go Home Bay. As the House could be fully winterized with

upgrades to the heating sources (currently an electric furnace only), it may have appeal to an all-season buyer.

d. Expenses and Revenue

For all Options

The Task Force with assistance from Kent Green, Patsy Cross and Peter Foulds has determined in discussions with the Township of Georgian Bay that in order to sever and sell the site the following will be required:

- a survey, likely of the whole 53-acre property
- a rezoning for the House site
- potentially an Official Plan Amendment
- potentially an Environmental Impact Assessment

This process will trigger costs related to legal, planning and survey services. Should this option be selected, further investigation will be needed to scope more exactly the estimates related to rezoning and legal work. A formal quote has been obtained for the surveying work. The rezoning and Official Plan Amendment may trigger Township and District imposed conditions, such as a new septic bed.

Option 1 Sell the property completely “as is where is” without repairs. Cut the grass, and open the view by removing one of the pines at the dock. The value is estimated to be \$250,000 to \$275,000, so we have used a midpoint of \$262,500. This is basically land value, given poor mechanics (septic & water supply), poor decking and stair structure, windows that need replacement etc. Anyone purchasing the property would have to have ample cash or construction skill to make it habitable. (Septic system, Basic water system and hoses, and decking being the obvious priorities.)

1. Sell AS IS	Estimates
Total Revenue	\$262,500
Expenses	
Surveying costs: mid-point of quote of \$65,000 - \$75,000 plus HST	\$79,100
Legal, planning, township fees related to rezoning and severance	\$22,500
New Septic (likely required for severance)	\$23,000
Real Estate Commission (5%)	\$13,125
Closing fees, disbursements	\$2,000
Total Expenses	\$139,725
Net to Club (loss)	\$122,775

Note: In all scenarios, capital gains is not considered an expense based on Club's past sale of properties

Option 2: Hill and McCarthy felt the value could be increased to closer to \$325,000 by renovating or improving on some of the simpler items. The cost estimates provide a consistent method of comparing options for decision-making but the budget of each option could be adjusted depending on choices of materials, items and timing.

2. Some repairs	Estimates
Total Revenue	\$325,000
Expenses	
Surveying costs: mid-point of quote of \$65,000 -\$75,000 plus HST	\$79,100
Legal, planning, township fees related to rezoning and severance	\$22,500
New Septic (likely required for severance)	\$23,000
Real Estate Commission (5%)	\$16,250
Closing fees, disbursements	\$2,000
The deck and back stairs replaced (code may require a set of stairs off the front and side deck to the ground.)	\$30,000
Remove the cook stove.	\$500
Remove the carpets and replace with engineered flooring or home depot basic wood flooring. \$9-\$20K range)	\$9,000
Repair the drywall and paint.	\$6,000
Remove the interior chimney.	
Total Expenses	\$188,350
Net to Club (loss)	\$136,650

Note: The suggestion to remove the interior chimney was not costed as a considerable portion of the cost would be barging and disposal costs. See the Estimates related to the Conservation/Demolition Option.

Option 3: This option falls into an evaluation closer to \$450,000 should the club complete renovations that would be required in order to rent the property. The positive aspect of this approach allows for either sell or rent options.

3. More complete renos	Estimates
Revenue	\$450,000
Expenses	
Surveying costs: mid-point of quote of \$65,000 -\$75,000 plus HST	\$79,100
Legal, planning, township fees related to rezoning and severance	\$22,500
Real Estate Commission (5%)	\$22,500
Closing fees, disbursements	\$2,000
The deck and back stairs replaced (code may require a set of stairs off the front and side deck to the ground.)	\$30,000
Remove the cook stove.	\$500
Remove carpet and put in new flooring,	\$9,000
Drywall repair and painting	\$6,000
Septic system replaced	\$23,000
1/3 of windows replaced (\$2K each) or re-glazed	\$10,000
Water system replaced	\$10,000
Repair, replace kitchen cabinets(\$2K-\$10K)	\$5,000
Remove the interior chimney.	
Total Expenses	\$219,600
Net to Club (loss)	\$230,400

Note: The suggestion to remove the interior chimney was not costed as a considerable portion of the cost would be barging and disposal costs. See the Estimates related to the Conservation/Demolition Option.

Risks, risk mitigations

- All options in the severing, rezoning and Official Plan amendment process run the risk of extra costs, both anticipated (requirement for a new septic bed) to unanticipated.
- Options 2 and 3 carry the risk of underbudgeting, and unexpected cost over runs, and/or discoveries of other unexpected deficiencies requiring work.
- Selling “as is” is a risk mitigation against these.
- In the rezoning process, consideration might be given to attempting to preserve the zoning that allows for use by a resident contractor in the community for a workshop and convenience retail commercial facilities. If the property is sold, this carries the risk of use of the property outside of control of the Madawaska Club.

Pros, cons discussion

Pro

- Option 1 is the simplest, fastest and carries less financial exposure, although if the full surveying, Official Plan amendment, and rezoning are required, this will slow the process down considerably.
- Selling the site raises funding for expanding Club infrastructure for a community hub elsewhere.
- Option 3 offers potentially a substantially larger return on investment.

Cons

- Loss of a Club asset and the future potential to develop or repair a Club-owned residential site for various community uses, including a future caretaker or small convenience store.
- Loss of the Regatta Party site, particularly its large, flat, readily accessible surfaces.
- Need to recut Trails for a contiguous link to the Main Land Trail system from the Main Dock.

4. Rental Option

Introduction/Background to Option

Renting the former caretaker's house is one of the options under consideration. In the focus groups held during the summer of 2018 and in the two surveys, some community members expressed interest in this option.

Description

This is a furnished four season house with 4 bedrooms, one 4-piece bathroom upstairs; one 2-piece bathroom on the Main Floor, eat-in kitchen, open concept living/dining room with two patio doors leading to an uncovered wrap around deck. Fridge, stove, no phone service, no internet. Linens to be supplied by the renters. There is a dock and one dry land boathouse (which may be used as club storage).

Target Audiences; demographic numbers

The target audience would include friends and family of site members, and scientific researchers. In the survey when asked about the likelihood of them renting or recommending renting to friends, the Task Force received the following expressions of interest:

- Somewhat interested: 14 people
- Likely to rent: 10 people
- Very likely: 4 people

Expenses – capital

For details, refer to Sales Options above in Section 3 and/or the full Assessment Report in the Appendices.

Rental Option	Estimates
Capital Expenses	
➤ Immediate expenses to avoid liability	11,000
➤ Upgrades for rental use Range \$36,000 - \$50,0000	43,000
Total Capital Expenses Rental Option	54,000

Expenses – annual

Rental Option Annual Expenses	Estimates
Expenses Annual	
➤ Tax: Estimated tax for caretaker portion of property as defined above (page 5): calculated as 50% of the residential portion – i.e. non-managed forest portion - of 2019 tax, the other 50% including the main dock area and buildings: Boathouse, washroom, library, post office and docking.	991
➤ Insurance on existing buildings	
○ House	1,681
○ Workshop	244
○ Store	122
○ Estimate of increased insurance premium to cover rental liabilities	1,000
○ Total Insurance \$3,047	
➤ Hydro: estimated (depending on occupancy and whether we wish to keep minimal heat on in off-season)	1,500
➤ Opening and closing	1,500
➤ Hired manager to handle bookings, cleaning, grass cutting (part-time, \$15/hour?, 5-10 hours/week for 10 weeks plus some pre-season	800-2,000
➤ Ongoing maintenance/upkeep	3,000-5,000
Total Estimate Annual Expenses Rental Option	\$10,838-\$14,038

It should be noted that only a small portion of these annual expenses (approx. \$2,400 - \$3,600) would be additional costs due to rental use of the property. The remaining expenses have been carried by the club as caretaker expenses (except for Hydro, which was formerly paid by the caretaker, but has been paid by the Club for the past 2 years, at about \$900). It could be argued that we should use only the additional expenses to communicate any additional pressure on

the Club budget, but the total annual expenses provide a full sense of the cost to keep the property in its current state.

Rental Option Revenue and Expense Summary	Estimates
Revenues	
Rent: assumes 6 weeks year 1, 9 weeks plus some off season weekends/weeks year 2 and following @ \$750-1000/week Range: 4,500-10,000	
Estimated annual rental income (conservative)	9,000
Expenses	
Annual expenses (based on mid-range estimate)	12,500
Income (loss)	(\$3,500)

It should be noted that if we used only additional costs from the current Mad Club budget to account for rental use, the expenses would be about \$3,000 and there would be an operational profit, but this would not give the “real” cost of maintaining the building. Also, these expenses do not reflect the significant capital expenses. In Summary Table of all Options, Appendix I, page 130, repayment of capital expenses is calculated as one scenario.

Insurance Requirements

- As existing plus rental statement

Risks and Risk Mitigation

Risks

- Rental demand less than expected, income consequently not close to covering expenses
- Annual and/or capital expenses exceed estimates
- Irresponsible renters (noise, property damage, etc.)

Risk Mitigation

- The Board appoints a Board member (or other volunteer) who will be responsible for overseeing the rental “business” (marketing, booking, property maintenance and upkeep, monitoring of expenses).
- The Board hires a part time property manager to do cleaning and property maintenance (lawn mowing).
- Renters are required to provide an upfront damage deposit.
- Renters are referred by Club members.

Pros and Cons

Pros

- Club retains building for possible future needs.
- Regatta party site is retained.

- Adds more rental capacity to the community (including overflow for weekend guests)
- Potential renters could include scientific, environmental and artistic projects.

Cons

- More work for the Board
- Significant capital costs; these could be recouped if the property was sold in the future.

5. Conservation Option

Description

This option requires the demolition of some, if not all, of the existing buildings. The work shop and shed for example might be kept for club storage purposes. In this case, consideration would have to be given to the upkeep of the shed, as well as insurance.

Expense/No revenue

The precise costs for demolishing the existing buildings are difficult to establish, as a significant part of the cost will be disposal fees based on weight and type of material. The concrete blocks and fireplace chimney are weighty items. The best estimate we have been able to establish is \$90,000 to \$100,000. The estimates are based on numbers gathered from current contractors working in the Go Home area, and demolition/rubbish removal costs paid by various Go Home members and the Club over recent years.

5. Conservation Option	Estimates
Revenue	0
Expenses	
Demolition, barging and disposal - mid point of \$90,000 to \$100,000	\$95,000
Total Expenses	\$95,000
Net to Club (loss)	(\$95,000)

Risks, risk mitigations

- Cost of demolition, particularly disposal is difficult to predict

Pros, cons discussion

Pros

- The benefits of this course of action are that the Club would retain an interesting piece of property which is connected to some of the Club trails.
- The property could still be used for the regatta party. The community would be able to use the land in the same manner that we use Long Island and other undeveloped Club properties.
- Removal of the structures would reduce annual costs and liability.
- Hydro service could be retained for Regatta Party and community needs.

- Potential to take off two top floors, preserve basement only and convert to other uses.
- The land is not lost and is there to meet the needs of future generations .

Cons

- The major con is the cost of demolition.
- The ongoing maintenance costs of the site if clearing, grass cutting etc. is to be done.
- The loss of income to the Club that would arise if the property were sold or rented instead.

Environmental Assets

Club Lands are helping to protect various species-at-risk. The Georgian Bay Land Trust has been doing an inventory on Club lands and there are other environmental assets in addition to those listed below, that it will be publishing in the future.

Inventory of Species		Species At Risk Status	
		Provincial Rank	National Rank
<i>Reptiles</i>			
Massasauga Rattlesnake	<i>Sistrurus catenatus</i>	THR	THR
Eastern Fox snake	<i>Elaphe gloydi</i>	THR	THR
Five-lined skink	<i>Eumeces fasciatus</i>	SC	SC
Eastern Milksnake	<i>Lampropeltis triangulum</i>		SC
Blandings turtle	<i>Emydoidea blandingii</i>	THR	THR
Snapping turtle	<i>Chelydra serpentina</i>	SC	SC
Northern Map turtle	<i>Graptemys geographica</i>	SC	SC
Midland Painted turtle	<i>Chrysemys picta</i>	SC	SC
<i>Birds</i>			
Barn Swallow	<i>Hirundo rustica</i>	THR	THR
Eastern Wood Pewee	<i>Contopus virens</i>	SC	SC
Whip-poor-will	<i>Caprimulgus vociferous</i>	THR	THR
<i>Bats</i>			
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END
Northern Myotis	<i>Myotis septentrionalis</i>	END	END
<i>Insects</i>			
Monarch Butterfly	<i>Danaus plexippus</i>	SC	END

END = Endangered

THR = Threatened

SC = Special Concern

National rankings from COSEWIC (Committee on the Status of Endangered Wildlife in Canada)

Provincial Rankings from COSSARO (Committee on the Status of Species at Risk in Ontario)

6. Caretaker House as a Community Centre

Introduction/Background to House Location as Hub Option

Initial interest in turning the caretaker's house into a community centre diminished throughout the consultation process. Ideas and opinions about potential uses for the House and its buildings as a community hub were gathered through several methods:

- an extensive series of Focus Groups held at the site by Task Force volunteers Caroline Duncanson and Stephanie Evans in the summer of 2018,
- plus two on-line surveys implemented by Jeff Butler,
- plus several pilots of different types of activities.

The pilots included the focus groups, Art and Crafts shows held at the Caretake House one year and at the Main Dock a subsequent year for comparison, some topic-related discussion groups and presentations on environmental, scientific and indigenous topics, a drop-off for fresh produce and a fresh-produce market . Other pilots such as renting the premises , pot-luck suppers, and pottery classes by Task Force volunteer Barb Stark were cancelled or moved to other locations because of the assessment of the safety of the deck and back stairs.

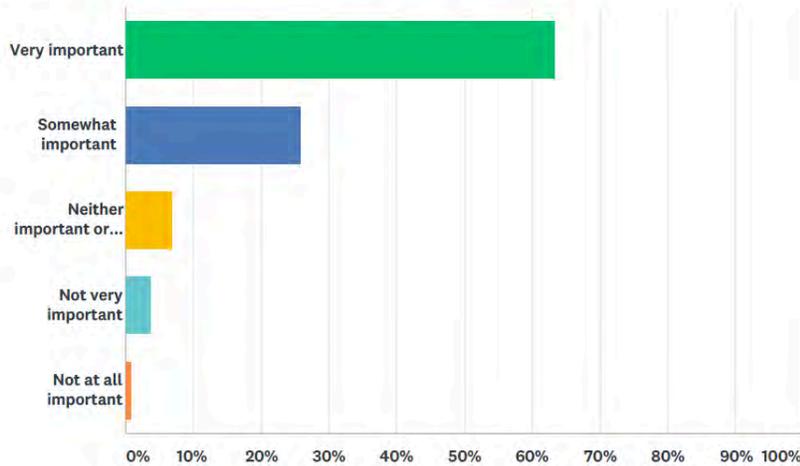
A vast range of activity ideas were generated from the various consultations. A good number of people commented that the Focus Groups themselves provided an enjoyable opportunity to meet and talk with others in the community who attendees did not know, and that in itself was deemed to be desirable.

Description

Overall, there is great interest in having an enhanced community hub and an increased range of community activities. 89% percent of survey respondents said a community hub was very or somewhat important. Ideas included a community garden/market, trails, a tool exchange, moving the library, a home for Go Home history and archives on public display, indigenous history and knowledge on display, coffee house, community meals, discussion and exploration groups on science, environment, indigenous knowledge. All ideas could be the subject of future discussions related to a community hub. The survey results provide a wealth of ideas.

Q12 How important do you think it is to have a community hub or facility for community programs, activities and events?

Answered: 131 Skipped: 10



ANSWER CHOICES	RESPONSES	
Very important	63.36%	83
Somewhat important	25.95%	34
Neither important or not important	6.87%	9
Not very important	3.82%	5
Not at all important	0.76%	1
Total Respondents: 131		

In imagining possibilities for the site if the Club decides to keep it for a community hub, ideas were explored 1) with retaining the house and 2) tearing down the house. Survey respondents rated the suitability of the House as a community hub on average as 3.7 out of a possible 10, while rating the site itself as 5.2 out of 10. The Main Dock was rated higher at 7.3 for a community hub.

Task Force volunteer Larry Koza, with the assistance of George Wishart, drew up some ideas re a potential new approach for the existing Caretaker's site. It would move the community gathering spot and Regatta focal point closer to the waterfront of the site.

Retaining the house

- Renovate the Boathouse building to have walls on the north and west sides that fold back to open up the building to become the community gathering location and bandstand for the Regatta party.
- Build a deck between the boathouse and the dock that could be a level location for meetings/activities, as well as the dance floor at regatta and additional capacity/outdoor gathering spot for other times.
- Continue to maintain the BBQs on the open rock behind the current house.

- The "Go Home Bay Cafe" idea could be easily done here as the house could provide the infrastructure to run a coffee shop. The coffee shop idea came up more than once, often quietly spoken, and often from a demographic not attending many current activities.

Tearing down the house

Suggestions were made about tearing down the house and building a new Pavilion-style structure, similar to the Honey Harbour Community Centre/Church, that would require less maintenance. Uses of the Pavilion could include a covered gathering space for Club meetings, Church, the Regatta Band and Dance, and other activities as suggested currently and arising.



Honey Harbour Pavilion

Target Audiences: demographics, numbers

There were some families with younger children who thought that the grassy and flat areas of the site, plus the ease of boat docking made the site attractive for them as a destination for community activities, but overall there was very limited interest in using the existing structures for community programming.

Estimates related to this option are drawn from those already noted in previous sections and the Pavilion estimate from Section 7.

6. Rethinking House and Site as Hub	Estimates
Revenue	\$0
Expenses	
Surveying costs: mid-point of quote of \$65,000 -\$75,000 plus HST*	Note
Legal, planning, township fees related to rezoning*	Note
The deck and back stairs replaced (code may require a set of stairs off the front and side deck to the ground.)	\$30,000
Remove the cook stove.	\$500
Remove carpet and put in new flooring,	\$9,000

Drywall repair and painting	\$6,000
Septic system replaced	\$23,000
1/3 Windows replaced (\$2K each) or re-glaze	\$10,000
Water system replaced	\$10,000
Repair, replace kitchen cabinets(\$2K-\$10K)	\$5,000
Remove the interior chimney	
Accessible bathroom in basement of existing house	\$5,000
Renovate boathouse for foldback sides for gathering places	\$12,000
Deck between boathouse and dock for dance floor (\$60/sq.ft)	\$30,000
Total Expenses	\$135,500
Net (loss) to Club: one time	(\$140,500)

*Note: Further investigation is required to ascertain whether the surveying/zoning amendments required for the sales option and severing a new lot would also be triggered by requests for building permits. This legal and planning costs would likely be less but still might add an additional \$84,100 cost.

The idea of development on this property of different structures could be revisited in the future if a decision is taken to maintain the property and demolish the existing structures. A Honey Harbour-style pavilion with an area of 25 feet by 25 feet post/beam construction is estimated to cost \$150/sq. ft. (\$93,750) or stick construction \$100/sq. ft. (\$62,500).

Risks, risk mitigations

- Who is going to manage this?
- Who will open or close the building?
- How will the community patrol its use?
- Risk mitigation involves paid staffing and oversight, combined with annual insurance and regulation reviews.

Pros and cons discussion

Pros

The benefits of either of these options include:

- Retaining and improving the existing Regatta Party site
- Moving the party out of the back area
- Existing hydro power on-site and cooking facilities at the house
- Dockage, and capacity to expand dockage
- A sliding scale of costs and improvements that could happen over time
- Allows the site to function as an “environmental” centre and key access point to an extensive series of back land trails with dock access
- An ideal location for a community garden and market

Cons

The drawbacks to these options include:

- The majority of those consulted thought that both the House itself and Site were not the best options for a community hub. A winterized house is not necessary for a community gathering location.
- The site will have to be re-zoned if it is to become the community centre.
- Bathroom facilities will need to be built.
- Safety measures will need to be installed.
- Limited views and less wind on still days and nights — perceived as “buggy.”
- The return on investment is perhaps not as great, as an investment elsewhere.
- All of the upgrades will require capital expenses.
- Increased activity in the Bay will impact the adjacent neighbor.

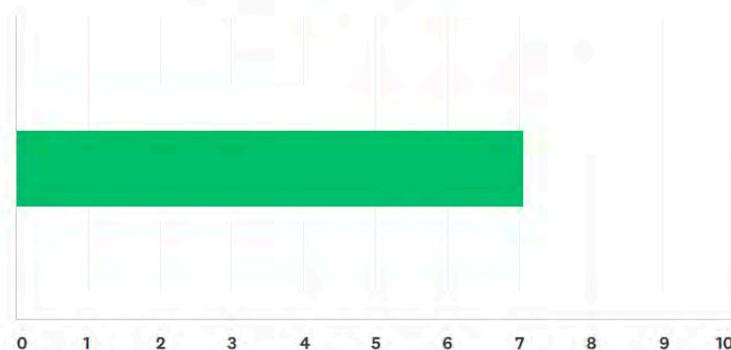
7. Community Hub Alternative: Main Dock

Introduction

While the options related to selling and renting the property were being discussed, Task Force member George Wishart undertook to explore options for a community hub. As well as the great interest expressed in expanded community activities, a consideration should the Club elect to sell the Caretaker Site, is what happens to the Regatta Party. The Regatta Party ranks a 7 out of 10 in importance in the second survey. Holding it at the current caretaker’s site is not as important, with respondents ranking it 5 out of 10 in importance to them.

Q16 On a scale of 1 to 10, how important to you is the Regatta Party?

Answered: 132 Skipped: 9



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	931	132

Total Respondents: 132

Various locations for alternatives were considered (please see Appendices) and the Main Dock emerged as the committee's choice to put forward for evaluation and further concept development.

Investing in the Main Dock is an obvious option as it is the iconic and historical centre of Go Home Bay. Many a picture has been taken or drawn of the Go Home Bay Post Office and the Library buildings. It has a commanding view of the Inner Bay and is a wonderful location to enjoy the breezes and sunsets that make the Bay famous. Members of the community know the location and many share memories of activities that have already been held at or near this location.

Description

The Main Dock already has substantial infrastructure in place. The location has dockage for small to mid-sized gatherings with potential for additional dockage. In addition, this location already includes an expensive accessible washroom, which would be required by government regulations to be added to the Caretaker site or any of the other alternative sites when applying for permits for community structures. This is a major benefit to this site. Lastly, the Main Dock has several buildings already in place – e.g. the Post Office, the Library, the Boathouse, and open decking. This infrastructure can serve as the catalyst for expanding the capacity to accommodate a larger multi-functional/multi-generational gathering place.

It also has substantial land surrounding the existing infrastructure that has potential for development in an unobtrusive manner. The initial thought is that there is usable land behind and above the Main Dock. This land is extensive, and the access is easier than many community members may be aware, by using a gentle grade path accessed from behind the Boathouse. This land, dubbed The Lookout, has an excellent view and a good size acreage to accommodate larger gatherings and potentially a pavilion which could be discreetly built at the back of the site.

The Main Dock location is an obvious choice to consider. But it is not without challenges centered around capacity: flat area size in general, dockage capacity, seating/deck space, cooking capacity (for the Regatta), no hydro or running water, etc.

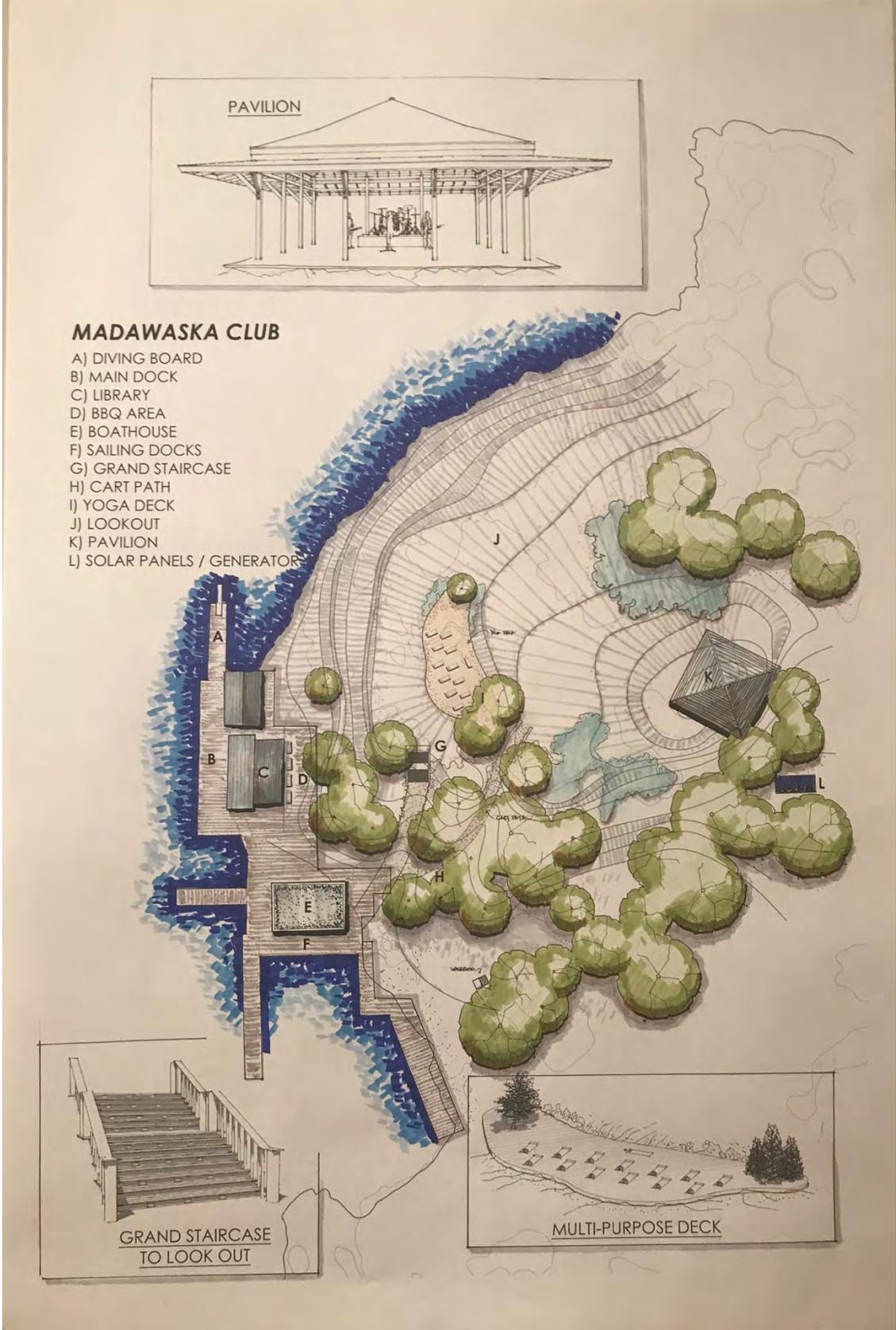
Community Hub Opportunities at the Main Dock

Jim Ballantyne (Landscape Architect) was recruited to explore these questions:

- What are the capacity requirements for holding functions as large as the Regatta Party at the Main Dock? Tom Land provided drone footage of both the current Regatta site and the Main Dock to support the capacity discussion/evaluation.
- How to leverage the land behind and above the Main Dock to expand the capacity of the site, including
 - What facilities could be built on the site, e.g. a multi-purpose pavilion/bandstand?
 - How best to build access to the space above and behind the Post Office/Library?

- Where could decking for cooking and other uses (to accommodate the Regatta Party) and picnicking at the Main Dock be located?
 - Potential expansion options include:
 - Decking between the Boathouse and the Library
 - Decking to the south of the Boathouse (which will be beneficial for the sailing program and for large events)
- How we could expand the dockage area to accommodate activities attended by the full community?
- How to consider all of the improvements outlined above while preserving the look and feel of the location?
 - Including: how best to add the potential infrastructure outlined above?
 - With minimal impact on the natural setting?
 - Minimizing the impact on the “views” of the cottages in the surrounding community ?

Jim Ballantyne answered as many of these questions as possible with this conceptual drawing.





View



Flat areas



Flat areas

Kent Green also did some drafting work identifying options for expanding community activities at the Main Dock, taking photos of potential activity areas, identifying an accessible path route to the top with a slope of less than 1 in 12, plus a location for two flights of stairs with a total rise of approximately 15 feet.

Expenses

George Wishart gathered rough cost estimates for the concept.

7. Go Home Bay - Main Dock Expansion Rough Cost Estimates					
		<u>Assumption #1</u>	<u>Assumption #2</u>	<u>Cost Range</u>	
Boat House Area	South Side	Steel Footings		\$8,000	\$12,000
		12' X 25'	\$55/sq. ft to \$60/sq. ft.	\$16,500	\$18,000
	North Side	12' X 50'	\$55/sq. ft to \$60/sq. ft.	\$33,000	\$36,000
Path/Stairs to Upper Level		3 sections of staircase	(excluding lighting)	\$30,000	\$42,000
Decking on Upper Level		20' X 25'	1 or 2 areas \$55/sq. ft to \$60/sq. ft.	\$27,500	\$60,000
Pavilion on Upper Level		25' X 25'	Post/Beam (\$150/sq. ft.)		\$93,750
			Stick (\$100/sq. ft.)	\$62,500	
Extra Dock By Boat House		8' X 30'		\$10,000	\$12,000
Estimated Rough Cost				\$187,500	\$273,750
Mid Point				\$230,625	

Revenue

Potential revenues sources include:

- Capital costs expenses covered by severance and sale of the Caretaker House site
- Capital costs expenses covered by sale of another remaining Club site
- Other options, such as a fundraising campaign

7. Community Hub Alternative at Main Dock	Estimates
Revenue ? (Sale of house, or other site, fundraising, activity fees)	\$0
Expenses	
Surveying costs: mid-point of quote of \$65,000 -\$75,000 plus HST ?*	Note
Legal, planning, township fees related to rezoning ?	Note
Midpoint of Pavilion, Stairs, Path, Decking Estimates	\$230,625
Total Expenses	\$230,625
Net (loss) to Club: one time	(\$230,625)

*Note: Further investigation is required to ascertain whether the surveying/zoning amendments required for the sales option and severing a new lot would also be triggered by requests for building permits. This legal and planning costs would likely be less but still might add an additional \$84,100 cost.

Target Audiences: demographics, numbers

As indicated earlier, there is substantial interest in a community hub with expanded activities to bring people together from all ages participating in the community consultation.

Risks, risk mitigations

- Similar risks to managing and maintaining the existing Main Dock facilities
- Potentially more attractive for unsupervised night time use than existing facilities at Main Dock, which currently experience some unsupervised use
- If desired, risk mitigation could involve paid staffing and oversight, combined with annual insurance and regulation reviews

Pros and cons discussion

Pros

- Potential to expand activities and programming offered by the Club
- Potential to develop program models similar to the sailing program based on program fees that allow for hiring of paid staff
- Concentrates Club infrastructure requiring on-going maintenance in one location

Cons

- Any building permit inspections, plus perhaps community values and needs, will likely trigger making the existing accessible washroom truly accessible with a better path to it
- There will be capital costs
- Increased activity at the Main Dock will impact the adjacent neighbors

8. Conclusions

As of December 2019, the Task Force has completed its work and has come to the following conclusions:

1. The preferred options expressed by the community before seeing this full report are a) to sever and sell the house as is or b) to demolish the building/s and retain the property as a community asset. The rental option is seen as too resource intensive to be viable for the Club to finance and manage.
2. Consideration should be given to augmenting the current infrastructure at the Main Dock to create a better community hub.
3. The Regatta/Regatta Party is considered to be important/very important as a community function by 89% of the community, and a home for it is an important factor in the decision.
4. The rental option does preserve the Club's capacity for a future caretaker, locally-based contractor and/or artists/scientists in residence.

9. Contributors

List of Contributors

We would like to thank the various folks that have provided input in various ways to this consultation, the pilots, the costing, the development of options and the report.

Jeff Butler, Jim Ballantyne, Janet Brooks, Jeff Butler, David Cape, Christopher Campbell-Duruflé, Hope Cushman, Carolyn Duncanson, Stephanie Evans, Dorothy Graham, Oliver Graham, Kent Green, Sue Grundy, Christa Guckenberger, John Harris, Larry Koza, Tom Land, Erin Lightman Londen, Bill Lougheed, George Lougheed, Janet Lougheed, Elizabeth MacCallum, Clara MacCallum Fraser, Stoney McCart, Michael Owen, Susan Pigott, Carolyn Rabbior, Gary Rabbior, Alan Redfern, Bill Riddell, Barb Stark, Beth Stark, George Wishart, Jan Wishart.

10. Appendices

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Appendix A: Maintenance Audit Caretakers House

For: Mad Club Caretakers Site Task Force

Property: Caretakers House

Date: 4 Dec 2018

Revised: 12 Jan 2019 with costs

This report has been prepared on a pro bono basis and is for the use of the Caretakers House Committee. It has not suitable for other purposes such as disclosure to a potential buyer. It can be a starting point for gathering repair and upgrade cost estimates, but is not by any means a full specification.

Scope: This purpose of this audit is to summarize, for the owner, issues that may impact Safety, Financial or Longevity aspects of the house. Upgrades to improve the appearance and value of the building are also considered. There is a separate report for the ancillary buildings, specifically the shop.

Buildings are constantly changing due to deterioration, external factors and the way we use them. Also, visual inspections cannot determine all the problems encountered in a building. And by using the building, the owner will come to know more about it. So although this audit is reasonably accurate as of the date of the inspection, building maintenance is an ongoing activity that requires a plan and a periodic review of the plan. Budgets presented here are rough estimates only for a few items to highlight the order of magnitudes involved. Repair costs can vary immensely based on the scope and quality of the work as well as hidden aspects.

The initial review of the building is done along the lines of a pre-purchase inspection. All the systems of the house were observed. The report will focus on repairs and upgrades, and will prioritize them according to the following:

- 1: Safety:** Anything that impacts the safety of the occupants or visitors. Although we rely heavily on various codes, and may use the phrase “does not meet current standards”, this is not a code or bylaw compliance review.
- 2: Significant Items:** Buildings require ongoing maintenance. To capture all maintenance items in an audit of this nature is virtually impossible, so we categorize significant items as things that must be done soon to prevent damage to the house, or cost over \$500.
- 3: Longevity:** Sometimes there are smaller items that have a long term impact on the building. Poor trim around a door may allow water to penetrate the building envelope and lead to rot over time.
- 4: Upgrades:** Items that improve the performance or value of the building, but don't meet one of the categories above are considered desirable upgrades. In this case the long term plans of the owner/occupant have a large bearing on what is considered desirable.

Issue will be categorized according to the systems of the building; roofing, exterior, structure, electrical, heating, cooling, plumbing, insulation, ventilation, interior. Figures under the timing column are in years. D = discretionary, M = monitor.

The front of the building is taken to be the west or lake side. Left and right are as seen from the lake.

Limitations:

- Visual inspection
- Roof accessed from ground level

- Plumbing system was winterized

Costs

In consultation with Larry Koza we have included ballpark costs in this revised version of the report. They are intended to provide an order of magnitude only. Costs can vary dramatically based on quality of finish in addition to other factors.

Coding in this document:

Items in **red** are deemed necessary to protect the Club from liability for any ongoing use. They will be annotated where there are choices for occasional club use (e.g. art show) versus more substantive uses (e.g. rental). For example, the basement door can be locked shut for occasional use, whereas for rental it may be wise to provide a railing and reconfigure the landing area.

Items in **green** are more along the lines of investment in the asset for longer term use.

The club should also carry a modest maintenance budget just to maintain the asset. Items in this report without costs or other notes should be covered under this on ongoing maintenance.

Since transportation (barging) is always a concern, there are undoubtedly opportunities for economy through wise scheduling of trades and work. This should be considered when the final scope and timing of work is decided upon and tenders are prepared

Finally, there are opportunities for volunteer work to minimize costs such as the removal of the deck, painting, etc.

Summary: Roughly speaking there is about \$11,000 required to address immediate liability issues. There is another \$36,000 required before rental use could be considered (this is primarily the deck which I assume would be “necessary” to consider this a rentable property, although it could be reduced in scope/cost). And an investment of \$50,000 is not out of order to ensure the long term value of the asset. Things like staining and painting are included here, as is new floor finishes, cabinetry, etc. These are all things that have, to some degree, worn out and will continue to wear out. However, the level of quality and the expectations for the building could shift that number down (not much) or up (a lot!!).

Roof

Description: Steel roof installed in 2016?. I did not inspect roof per se.

Component	Problem/Recommendation	Priorit y	Budget	Timing
Pest blocking	The foam gasketting that keeps pests out of the ridges of the roof has come away in a few spots	3		M
Counter Flashing	The counter flashing at the second story wall over the small roof at the back of the house is caulked to the siding. It should have been inserted behind the siding. It will need routine caulking it is not properly re-installed	3		M

Exterior

Description: Pine T&G vertical siding, stained. PT decks, steps, railings. Aluminum head flashing over windows. Cement parging on foundation walls. Plywood soffits.

Component	Problem/Recommendation	Priority	Budget	Timing
Decks	All are worn out, over spanned and generally unsafe. A short term solution is to remove the deck and disable the patio doors. The back stairs will still require work.	1	>\$30,000 \$5,000 (tear off)	0
Retaining walls	The small “retaining walls” at the basement door have deteriorated and aren’t suitable as structural supports for the deck.	1	NC	
Siding	Some rot and deterioration at back door. It would be best to repair it at the same time as the decks and steps are done. but it makes sense to do at the same time as the deck/stairs and staining	3	\$2000	0
Siding	Restain to protect siding.	3	\$13,000	2
Siding	Several holes from woodpeckers, primarily NW corner.	3	Included with staining	3
Parging	Some deterioration on the east wall, primarily aesthetic but provides additional moisture protection as well.	3	\$2500	M
Soffits	Gaps at the peak on both sides, one covered with screen, one with steel wool, needs proper repair to keep pests out.	3	Included with staining	5

Structure

Description: Masonry block foundation on strip footings, 2x10 floor joists @16”, 13’ span, 4 ply 2x10 beams on masonry block piers.

2x6 @16” (assumed) framed walls.

2x12 roof joists (assumed based on skylight depth)

Component	Problem/Recommendation	Priority	Budget	Timing
Water Damage	There is evidence of water damage under the front patio door as seen in the rim joist area underneath it. There have been some repairs made. Further investigation to understand the full scope of damage is required	2	\$500 but makes sense to reflash when deck off	F
Footings	I am assuming that the strip footings, partially visible at the front of the house at the basement door, are on bedrock. If not there is some risk of frost heave, especially if the house is left unheated through the winter. Ask Robert for details.	2		F
Crack	A crack in the block foundation on the south side	3	With parging	M

Electrical

Description: Two service entrances/meters; one for the house and shop, one for the “store” and band stand and regatta site.

200 Amp Breaker panel for house, 3/0 aluminum service.

Separate panel with 60 Amp (?) service with two 12/3 circuits labeled bandstand, one 10/3 circuit for lights (?) and a tech cable labeled store. Note: In general this panel does not exhibit the same level of workmanship as the main house panel.

60A aluminum service to Shop (see separate report for details regarding wiring in the shop).

Copper wiring except where noted above.

Component	Problem/Recommendation	<i>Priorit y</i>	Budget	Timing
Interconnection	There is a pair of unused 12 gauge wires (w/o ground) running from the house panel to the store panel. This is unsafe and should be properly removed.	1		0
Cable clamps	The service to the shop enters the house panel through an unprotected opening with no clamp.	1		0
Bath Fan Switch	The switch for the bathroom fan is within 1m of the shower which is a shock hazard.	1		0
Outside Services	The cables to the ancillary buildings and other uses are poorly protected where they leave the building, as well as where the cables run across the ground. It is impossible to fully comply with the Electrical code where there is insufficient soil depth to bury the cables, however there is definitely room for improvement. See Ancillary Building report as well. See the Ancillary Building report as well.	1		1
Light Fixture	There is no light fixture directly over the basement stairs.	1		1
Missing cover plates	Fridge receptacle. Junction box in basement.	1		1
GFCIs	There are no Ground Fault Circuit Interrupters in the bathrooms, kitchen or outside.	1		1
Miswired receptacle	The receptacle in the main bathroom has the Hot and Neutral reversed.	1		2
AFCIs	There are no Arc Fault Circuit Interrupters in the bedroom circuits.	1		2
Loose wiring	The wire for the dishwasher is loose. The junction box for the heat tracing to the septic is hanging loose. The cable to the furnace is unsupported. The wire to water heater is unsupported.	1		3
Split Duplex	There are insufficient split receptacles on the kitchen counters.	1		3
Bonding	The panel for the store/regatta site is grounded through the house panel AND has the bonding connection in place. One of these should be changed.	3		1
Aluminum Wire	No evidence of anti oxidant paste.	1		M

Dryer Vent	The dryer vent leaves the building directly over the electrical panels. Especially now with no dryer connected to it, this is an unfortunate choice of location since water and pests might come in through the hood. Should dryer be reinstalled, and the vent connector come off, the lint and moisture would present a similar problem. Ideally it should be sealed and relocated.	1		D
Undersized wire	The wire feeding the shop is probably undersized due to the potential for voltage drop due to the length of the run. A smaller breaker is the solution to this.	3		F
Exposed light fixtures	The fluorescent fixture in the kitchen is missing its cover and there is an exposed lamp base fixture upstairs.	3		D
Light Fixture	There is no ceiling light fixtures in the bedrooms.	4		D
General	It would be prudent to have an electrician spend a couple of days tidying up the worst and easiest issues identified above		\$3,000 +/-	
General	A second pass of an electricians time to update fixtures might be necessary for rental		\$3000	

Heating

Description: Electric Furnace (I ran circulating fan, but did not run furnace or verify capacity). Unrated wood cookstove in living room.

Component	Problem/Recommendation	Priority	Budget	Timing
Cookstove	The chimney was abandoned when the roof was replaced and the stove installation does not meet code or insurance requirements. So obviously the cookstove cannot be used and should be disabled/removed to prevent accidental use.	1	\$500 remove with deck and or with mason	1
Ducting	There is an exposed duct run in a closet that should be enclosed in a chase for aesthetics and convenience.	4	\$200	D

Plumbing

Description: Poly service from outside (source of water not verified; lake, sandpoint, dug or drilled well?) to a piston pump and steel cushion tank. Copper water piping throughout house, ABS drain pipes. Septic system not inspected. Water drained for winter.

Component	Problem/Recommendation	Priority	Budget	Timing
Water Source	I did not verify the source of the water or its quality. It should be assumed to be non-potable until otherwise proven. F/U Robert on water source	1	\$10,000 (\$2k just to keep running?)	0

Pump	The pump and cushion tank are suspect and may not be rated for potable water (if the water source is not potable, this is not as big an issue) and should be replaced. If they are maintained as is the wiring needs protection and support.	2	Included with above	M
Septic System	The Septic system should be fully inspected. It was noted that some form of heat tracing has been installed. Winter use of the property may be dependent on this. F/U Robert last pump out	2	\$2000 pump out and inspect	M
Poor Termination	There is an improper plug for the washing machine drain in the basement which may result in a leak eventually. It does not appear to be properly trapped.	3		3
Leak	There is evidence of a past leak at the powder room toilet flange.	3		M

Insulation

Description: Assumed R20 wall, R28 ceiling. Basement is a combination of 2" styrofoam and R12 batts.

Component	Problem/Recommendation	Priority	Budget	Timing
Vapour Barrier	Some damage to vapour barrier in rim joist of basement, specifically the north side With Moisture in basement below	3		2

Ventilation

Description: Exhaust fans

Component	Problem/Recommendation	Priority	Budget	Timing
Bathroom Fan	There is no exhaust fan in the powder room	3		D
Range hood	No vented range hood	3	\$1000	D
Bathroom Fan	I could not see the termination of the main bathroom fan which means it might be discharging into the roof space which is a moisture risk.	3	\$1000	F

Interior

Description: Drywall wall and ceiling finishes (OSB in basement), Carpet and linoleum floor finishes. Vinyl double glazed windows, mostly fixed and casement, with sliders in basement. Two sliding patio doors to deck and one in the basement. Insulated steel door to back steps. Hollow core interior doors.

Component	Problem/Recommendation	Priority	Budget	Timing
Handrail	There is no handrail on the basement stairs Could disable door for occasional use	1	\$1,000	0

Guard	The guard (railing) for the bedroom hall/mezzanine is only 32” high, today’s requirements are 35.5”	1	\$5,000 if rented	0
Landing	There is no landing inside the door to the basement stairs. Could disable door for occasional use	1	\$200 or \$5,000	0
Deadbolt	No deadbolt on back door Code activated for flexibility of access?	1	\$400	D
Moisture	The house (specifically the basement) generally smells musty, but I think this is more from disuse than active moisture issues. Having said that, the integrity of the insulation and wall coverings in the basement is a little suspect and full time use of the house might recommend stripping the walls back to the blocks and reinsulating with a modern approach to moisture resistance. Cost to re-insulate depends on desired finish. \$3000 for blanket wrap to \$10,000+ for studs and drywall.	2	Remove and clean \$2000 Paint \$3,000	M
Window Seals	Approximately 1/3 of the windows have lost their seals and are fogged up. New windows \$2k each +/- . Might be able to reglaze existing widnows. Might be able to “clean” (Dr Fog)	2	discretion ary	D
Cabinetry	Kitchen and bathroom cabinets are “builder grade” and near the end of their useful life \$2–10,000 re-facing to new kitchen.	2	discretion ary	D
Water Damage	Some water damage around the abandoned chimney, and below the abandoned skylight.	3	Included with paint	3
Floor coverings	Worn/faded/stained. End of useful life. Could remove carpet and paint subfloor for occasional use	3	\$9-20,000 based on finish	D
Bedroom Door	South bedroom door doesn’t latch properly	3		D
Paint and freshen up	Patch drywall and stain seal, paint all		\$6,000	

Technical Data

Component	Manufacturer	Model #	Serial #	Capacity
Furnace	Norton by Broan	21B20M		20kW
Water Heater	GSW	9G50SDE		3kW
Woodstove	unrated			



Appendix B: Maintenance Audit Ancillary Buildings

For: Mad Club Caretaker's Site Task Force

Property: Caretaker Shop and Ancillary Buildings

Date: 3 Dec 2018

This report has been prepared on a pro bono basis and is for the use of the Caretakers House Committee. It has not suitable for other purposes such as disclosure to a potential buyer. It can be a starting point for gathering repair and upgrade cost estimates, but is not by any means a full specification.

Scope: This purpose of this audit is to summarize, for the owner, issues that may impact Safety, Financial or Longevity aspects of the building. Upgrades to improve the appearance and value of the building are also considered.

Buildings are constantly changing due to deterioration, external factors and the way we use them. Also, visual inspections cannot determine all the problems encountered in a building. And by using the building, the owner will come to know more about it. So although this audit is reasonably accurate as of the date of the inspection, building maintenance is an ongoing activity that requires a plan and a periodic review of the plan. Budgets presented here are rough estimates only for a few items to highlight the order of magnitudes involved. Repair costs can vary immensely based on the scope and quality of the work as well as hidden aspects.

The initial review of the building is done along the lines of a pre-purchase inspection. All the systems of the house were observed. The report will focus on repairs and upgrades, and will prioritize them according to the following:

- 1: Safety:** Anything that impacts the safety of the occupants or visitors. Although we rely heavily on various codes, and may use the phrase "does not meet current standards", this is not a code or bylaw compliance review.
- 2: Significant Items:** Buildings require ongoing maintenance. To capture all maintenance items in an audit of this nature is virtually impossible, so we categorize significant items as things that must be done soon to prevent damage to the house, or cost over \$500.
- 3: Longevity:** Sometimes there are smaller items that have a long term impact on the building. Poor trim around a door may allow water to penetrate the building envelope and lead to rot over time.
- 4: Upgrades:** Items that improve the performance or value of the building, but don't meet one of the categories above are considered desirable upgrades. In this case the long term plans of the owner/occupant have a large bearing on what is considered desirable.

Issue will be categorized according to the systems of the building; roofing, exterior, structure, electrical, heating, cooling, plumbing, insulation, ventilation, interior. Figures under the timing column are in years. D = discretionary, M = monitor.

Limitations:

- Visual inspection
- Roof accessed from ground level
- Second floor not accessed
- No heat, ventilation or plumbing

Roof

Description: Galvanized metal. Gambrel style. No roof drainage.

Component	Problem/Recommendation	Priority	Budget	Timing
Roofing	Showing signs of rust, nearing the end of its useful life.	2	\$10,000	5

Exterior

Description: Galvanized metal and wood siding in gable ends

Component	Problem/Recommendation	Priority	Budget	Timing
Ramp	The ramp to the side door is deteriorated and very slippery. It is a hazard to anyone unfamiliar with the property.	1	\$2,000	1
Siding	Showing signs of rust, nearing the end of its useful life. Wood siding needs restaining.	2	\$10,000	5
Barge with Debris	There is an old barge with debris anchored in the bay which should be removed as part of the overall clean up of the property	3		D

Structure

Description: 2x8 @12" floor joists on telephone pole beams with makeshift piers @8' +/- . The ceiling joists are concealed but have knee braces. The upper storey has a gambrel style roof and was not accessible at the time of the inspection although I have been in it previously.

Component	Problem/Recommendation	Priority	Budget	Timing
Second Floor	Although concealed the second floor joists are undoubtedly over spanned and this space should be considered unsafe for occupancy. Access was removed at the time of the inspection.	1		0
Footings	There does not appear to be any footings although it is possible the piers are on bedrock. Regardless several of them have been dislocated (by ice?) and need replacement.	2	> \$10,000	2
Beams	The beams are not rated so it is uncertain what span is reasonable for them. There has been deterioration and settling at the west end where they are on or close to grade.	2		3

General	The structure is suspect and the building can only be consider “as is, where is”. It has no inherent value and given its condition it would be wiser to rebuild it rather than relocate it.	2		D
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Electrical

Description: Pony panel with a 70A breaker supplied from the house panel (see separate report on the Caretaker’s House for more details).

Component	Problem/Recommendation	Priorit y	Budget	Timing
Cable Clamp	Service wires enter through a knock out with no clamp or bushing and are subject to wear.	1		1
Service wires	No evidence of anti oxidant on aluminum service wires.	1		M
Bonding	Pony panel is bonded which is against code.	3		1
Abandoned wires	There are two unused cables in the panel that should be removed or properly terminated.	3		2

Insulation

Description: Assumed R12 walls, evidence of insulation in second floor, roof not visible, main floor uninsulated.

Component	Problem/Recommendation	Priorit y	Budget	Timing
General	This structure is not completely or comprehensively insulated and should not be consider “winterized”.	4		D

Interior

Description: OSB wall and ceiling finishes. Plywood floor. Single glazed windows. wood door, site built shop doors.

Component	Problem/Recommendation	Priorit y	Budget	Timing
Feces	There are bat feces near the shop doors. Reportedly the access for the bats has been blocked up, but the mess remains.	1	\$5,000 +/-	D
Oil stains	The floor is heavily stained with oil and similar and is unsuitable for any use other than as a shop or storage area.	1		D
Windows and Doors	They all appear to be reclaimed and are at the end of their useful life.	2		D

Store

Description: The store was locked at the time of the inspection, but is a small, simple rectangular building.

Component	Problem/Recommendation	<i>Priorit y</i>	Budget	Timing
Floor framing	Not conventionally framed.	2		M
Exterior	Needs stain.	3		5
General	Although from the outside it appears to be sound, the store is of minimal value.	4		

Regatta Site

Description: I made a casual inspection of the regatta site.

Component	Problem/Recommendation	<i>Priorit y</i>	Budget	Timing
Wiring	The wiring for lighting and the bandstand is largely run on the ground and attached to trees. Wear and tear has taken its toll and it should be thoroughly inspected and remediated. GFCIs should be used through the system (GFCI breakers at the house is probably the best way to go). To be blunt, it frightens me!	1		2
Outhouse	The outhouse is severely deteriorated and likely not code compliant. I suspect it is inadequate for its annual usage!	1		1

Appendix C: Report from Focus Group Meetings

Report submitted by Stephanie Evans and Caroline Duncanson
September 2018

The purpose of the meetings was to have a dialogue with members of the Go Home Bay community and gather their ideas and opinions on the future use of the caretaker site for life at Go Home. Participants were given a tour of the property and the existing buildings. Participants filled out a short questionnaire before the discussion. The questionnaire included questions on their involvement in existing community activities and gave space for general comments on future activities and how the site could enhance community life. At the end of the discussion, a chance was given to amend or add to the questionnaire.

Seven group meetings were held at the caretaker site and one impromptu meeting led by Caroline Duncanson was held off-site. In total there were 72 participants, 44 sites, and one long time renter represented. There was a cross section of age groups; the youngest participant was 10 years old and the oldest 80.

There was a great deal of open ended discussion at all of the Focus Group meetings and there was an attempt to record all ideas, comments and suggestions. Some comments may have just been by one individual or family while others came up on a regular basis. After the first meeting, it was apparent that the discussion of the site itself would lead to a discussion of the community as a whole. This included ideas for activities and enhancing the use of the common lands and buildings. This report attempts to separate these discussions.

1. Caretaker Site and its future

House:

- **Condition:** There were concerns about the condition of the building. The musty mold smell and visual black streaks on the basement walls and around the windows in the upstairs was of the most concern. Most participants felt strongly that the building needed work before it would be suitable for any kind of use, including renting, and questioned whether costs would outweigh the benefit. There was also concern that the condition of the house would continue to degrade without heating in winter and dehumidifying in summer.
- **Potential Uses:** It was generally felt that the house design did not lend itself to group activities or gatherings, and would be best used as it was intended, i.e. a residence. Potential uses mentioned included renting to individuals, providing sleeping and living quarters for artists and/or scientific researchers, and overflow space for member guests. Several participants argued that space for artists or scientists could likely be easily found in cottages as has been done in the past while others were unsure. One suggestion was to build temporary tents or yurt-type structures for scientific researchers.
- **Costs:** Many were concerned that any of the suggested uses would not supply enough revenue to offset annual costs, which would include the cost of a property manager. It was agreed that this task would be too onerous for a member of the Board or other

volunteers to take on and that a paid position would be necessary. Most felt strongly that keeping the house without offsetting revenue was not desirable unless there was significant benefit to the community.

- One family suggested that the community should keep the house in the event that a future caretaker would wish to live there. Several participants at that focus group felt that it was important for the caretaker to have a winter residence in the community. In the meantime, the building could be rented to defer costs of keeping it in good shape.
- There was strong support for tearing down the house, either to allow for a simpler, low-maintenance structure to be built, or to keep the land vacant. (See below)

Workshop:

- Overall, most participants felt the workshop had more potential than the house. The large open space was good, and having hydro was seen as a bonus. Suggested uses included arts and crafts, woodworking, boat building and winter storage. The loft area could perhaps be retained and set up to house overnight stays, e.g. the regatta band people. A question arose as to whether the building could be moved further down the regatta beach property to be nearer the main dock. This would make it more accessible to the main dock, and would be retained even if the caretaker site was sold.

Old Store:

- Some people wished that the store could be re-established, creating a service and jobs for youth. For this reason, one family supported keeping the old store.

Land:

- **Keep the land:** One of the participants said “Let us not be constrained by [specific physical design limitations of the house such as] the size of the living room: the land is the value. The land is the legacy we should protect.” This quote was from the first group meeting, but the thought was strongly supported by a majority of participants at all of the meetings, whether they supported keeping one or all structures or leaving the land open. This would not limit the choices for future generations. It was specifically mentioned a few times that the site includes a natural wetland that the Club should protect. Other benefits mentioned include the several trails leading from the site, and potential nature studies for children.
- **The Regatta party** is of major importance to people and retaining the land for that alone was seen as important. Younger participants were particularly vocal in their passion for the Regatta Party site, citing that there was good boat access from the docks and beach and good varied space, as well as the covered band shell.
- **Sell the property:** There was also strong support for the idea of selling the property and using the funds to make the main dock a better more useable gathering place.
- **Open conservation land:** Some participants felt strongly that the most important role that the Madawaska Club plays is overseeing the protection of our common lands and

water. For this reason, they would like to keep the land and leave it as open natural land. Some participants want the Club to look into a conservation easement for the site, while keeping it available for regatta party. Some participants were opposed to any easement of Madawaska property: one participant, vehemently so.

- The point was made that any decision the community makes should be respectful of the neighbours and consider noise, boat traffic and light pollution.

Vision for the Site's future

Several participants felt that the site had great potential for use as a gathering place. Some ideas were:

- **A picnic/meeting area:** There is a nice flat area between the current house and the dock, which is good for people with small babies and children. The docks provide easy boat access, less daunting than Long Island. The area is safer for young children than the main dock. For this use the site would require continued grass cutting and poison ivy control.
- **Washroom:** If the house is removed and the site continued to be used for activities, a washroom is desired. This could either be tied into the existing septic, or a new outhouse built.
- **Open Air Structure:** A structure with a roof covering and possibly screening to be a community hub (such as the Honey Harbour community centre). Whatever is built should be multiuse and low maintenance. Such a structure could be used for “overflow” activities as demands on main dock increase, as well as meetings, church services and other events.
- **All Purpose court:** A court for tennis, basketball, volleyball, pickleball etc. This would be a great space to just drop by, meet with friends and use like a community park.
- **Helicopter landing pad:** One person wondered if the site is a suitable spot for an emergency helicopter landing pad. Could such a pad be designed to serve the dual purpose of the landing pad and an all-purpose sports court, and would there be government funding for the pad and its maintenance?
- **Community garden**
- **Donate or Return:** Make the land available to indigenous peoples as a good will gesture.

2. Community

While it is not a mandate or purpose of the Task Force to report on community activities, ideas did arise out of the focus group discussions that could be passed on to the directors of the Madawaska Club, to assist them in planning. Many of the suggestions do not depend on the Caretaker's Site and could be followed through with or without that site.

Some comments and ideas:

- It is apparent that woodworking is greatly missed. Ross Trussler may be interested in heading that up, either in the site workshop or his boat house.
- Try a family picnic on a few Saturdays, as many of the people with small children are weekenders and not around on Tuesday. Change the time of those picnics to 10:30 to noon. This fits better with nap times than a 12 noon start, and is less sun-intensive. Long Island is beautiful, but not as easy for boat landing. Other suggestions include the

caretaker's site or the point to the south east of the sail boat beach or hosting a picnic play date at their own cottage. Caitlin MacGregor could be contacted on this.

- Most of the 30-40 year old participants in particular felt that there needs to be improvement in community communication. Some suggestions were that the Facebook page could use more functions e.g. calendar and that there be a note on that page on how to get on the Madmail (which some of them do not receive and want to). They prefer to use phones, so info on the website is not easily accessible, and the website probably needs updating. One commented that the newsletter is too long and boring. On the upside, Ashley Reid/Allen is happy to help with on-line communications, and in fact she may have already contacted Mike Stephens.
- Posters and information at the main dock does not reach many people, especially those behind the library children's check-out area.
- As there seems to be a problem getting volunteers for many activities, one person suggested we should consider operating the club activities on a co-op basis with every cottage required to provide a certain number of volunteer hours. People could sign up for volunteer hours at various events on-line.
- Craft classes and library on weekends
- Music nights, jam sessions
- Orienteering and/or hiking groups to explore our paths
- Adventure Day – one day per week, including hiking, canoe or kayak day trip, trip to a different island, etc. Ross Trussler stated interest in organizing this as well
- Tool lending library: Duncan MacGregor, John Harris interested in looking into that.
- Add a floating dock to Long Island – this came up a few times, perhaps as a permanent fixture to facilitate easier access to the property, or maybe a few could be towed out for a special event, e.g. if we sell the Caretaker's site and try Long Island for the Regatta Party
- Fire pump training: Reinstate the Fireman's Frolic
- Boat operator license training
- Boat building and repair and/or canoe recanvassing
- Adult art classes
- Pot luck dinners, fish fry, Long Island or Main Dock
- Concerns re Regatta participation in boating races for age groups under 16. Ross Trussler reported that by his count there were only 20 individuals competing in the morning events in all ages under 16, yet there were about 100 children under 16 who he saw in the afternoon and evening, so only 20% participation (and conditions for the boating races were ideal this year). The likely reason is that most kids don't spend enough time at the Bay to be confident in the boating races. Programming e.g. canoeing workshops on weekends? Consider looking into kayak races, as there is a wider use of kayaks now.
- Using the user pay sailing camp as a model, extend that program to include canoeing, rowing, swimming, crafts, camp craft, nature walks and lore, etc. Maybe a half day program could be considered? Or half day sailing and half day other boating, and people could do either half or a full day? The question becomes: "Will there be enough participants to support such a day camp program?" Others have mentioned that they enjoy the cottage for the unstructured time it allows their children and family.

Appendix D: Pilot Activities Report

Members of the Go Home Bay community stepped forward to develop “pilots” of the kinds of uses of the Caretakers House that they wanted to see. All ideas were submitted to the Task Force using a common template that asked them to describe the project, including who, what, where, when, and how, outlining any resource needs, risks and risk mitigations, and its pros and cons. Four potential themes for the use of the caretaker’s house had emerged so far in the process: arts, science, indigenous and community building. We successfully implemented pilots on all of the themes. The spirit of the pilots and those who proposed and carried them out was perhaps best captured in a submission from Barb Stark

Is the sense of community leaving our community?

Me?? And the Caretaker's Site: I would like a spot for Go Home artists and crafts people to display and sell their work. (Downstairs bedroom?) A percentage to be determined to go into Caretaker's Site funds.

I would like a “new 88”. A reason to drop in at a specific time daily. Coffee? Afternoon drinks? Has to be something appealing to more than one age group. Even if it was a “who's up” “let's plan the week” Monday morning coffee, tea, juice and cookies. Young parents meet other young parents. Kids meet kids. Plans get made. . . Names and faces get matched up.

I would like to see organized art workshops. Run by Go Home artists. Not babysitting craft classes... ½ day, all day, 3 day, week long workshops. I would start by doing a “Come Play in the Mud”. I am not ruling out kids. I am just talking Art Camp not Craft Class.

Barb was the champion of several of the highly successful pilots, beginning with the Come Play in the Mud Pottery Classes, which had been designed to occur in the Work Shop at the Site, but because of costs associated with opening up windows/doors for ventilation and painting the floor occurred instead at her cottage.

Barb also organized a highly successful Arts and Crafts Show at the Site, using both the House and the surrounding lawns to showcase the work of many community creators, and attracting a great many Go Homers to the Show. Christa Guckenberger took the lead the second summer and organized another Arts and Crafts Show at the Main Dock for a comparison. Both venues worked well.

Pilot ideas that were executed were required to have volunteer leadership and the people resources to execute them. Other executed pilots included the Focus Group sessions, Truth and Reconciliation Discussion Groups, a Georgian Bay Land Trust Presentation and Discussion, housing of the Regatta Band in the house and preparing a catered Ribs Feast for Regatta attendees, using the Work Shop with a refrigerator installed as a drop-off/pick up point for fresh produce from Clearwater Farms, and using a summer grant to hire a young person from the community to do grass-cutting and grocery delivery.

Pilot ideas that were explored or developed but not executed included:

- Scientists in residence from the Georgian Bay Land Trust willing to rent (not executed because of safety concerns re the deck and stairs)
- A Community Garden (not a short-term project), so on hold until a community site is certain
- Artists in Residence, explored by Hope Cushman and Janet Lougheed (Identified as resource intensive, without community momentum and resources to execute)
- Rental to the community for cottage overflow (not executed because of safety concerns re the deck and stairs)
- Trail clearing (awaiting longer term plan for whole site)
- Potluck supper series (lack of executing volunteers)

Overall assessment of the Pilots at the house was that the house provided an excellent atmosphere for smaller, intimate group activities such as discussions and presentations and those attending could see the potential for making it a true Community space. The Art Show demonstrated the potential vibrancy of the space for showcasing archival material from the Club's history, artistic and scientific outputs from community members, and indigenous knowledge, history and stories. Included in ideas were the pros and cons of moving the library and offering a "coffee" shop during library time.

As well, the possibility for renting showed potential without much marketing, but the safety concerns curtailed testing this potential, as we had to say no to the early adopters . There does seem to be potential for longer term scientific renters and community rentals.

Appendix E: Trails Report

Assessment of a path extending from the main dock to the caretaker site was performed on July 9, 2018

George Lougheed, David Cape and Bob Gilroy walked the path from the caretaker site to the main dock. Bob Gilroy is an arborist from Barrie who has spent over 40 years working in the tree business.

While walking the trail, we used a combination of green flagging tape and orange flagging tape to mark various trees along the trail in order to widen the trail.

The green tape was used for flagging trees that should be saved either as a result of their size, or their environmental value. Hardwoods, large white and red pine's were a particular focus for protection. These trees provide nesting and feeding areas for various birds. They also provide a higher canopy that will allow for a breeze to extend into the trail and allow new growth to occur.

Bob also emphasized that we needed to ensure that no trees close to the water were taken down as it could result in erosion.

Orange tape was used to signify trees that should be taken down either for widening of the path, or to promote the growth and health of the trees that surrounded them. Large trees that were preventing erosion were definitely marked to be saved, but the smaller trees around them should be cleared to ensure that these trees have a healthy environment in which to grow.

Trimming of the trees along the shoreline was also suggested to allow air to circulate into the trail.

Trees taken down will be disposed of either by creating a slash pile deeper within the bush or by burning, with several piles of wood and brush (approximately four different piles) along the course of the trail. This essentially necessitates that this path work be done in the fall during wet and cooler weather. Bob emphasizes that no fire should be performed in lower areas where there would be a large amount of detritus which could result in the possibility of the fire progressing underground.

From the regatta finish line, we then proceeded to mark the trail to the main dock by following, to a great extent, the blue trail. This would create a trail which would allow visitors to the regatta to walk along a much more even pathway from the main dock to the finish line area of the regatta, without having to climb and scramble over the hill between the two areas.

The clearing for this section of trail would likely result in most of the wood being discarded into slash piles deeper within the woods.

Appendix F: Alternative Site Interim Report Jan 13,2019

Project Overview

The Board of Directors of the Madawaska Club at Go Home Bay has asked Stoney McCart and Susan Pigott, working with its past Property Manager and current President, David Cape, to lead a process to engage a broad range of interested community members in developing potential options for the community-owned property known as the “Caretakers Site.” Under their leadership, the Board will consult broadly with community members about possible long-term uses for the site and identify the capital and operational costs associated with them. The range of options and the ensuing costs/revenues will be presented to the full membership, between May and August 2020.

At this time, the options related to selling and renting the property are also being discussed and I have been asked to explore what options exist as alternative gathering sites, should the Caretaker’s Site no longer be available to the community.

I would like to thank the various folks that have provided input – Michael Owen, Alan Redfern, Larry Kosa, Sue Grundy, Carolyn Rabbior, Gary Rabbior, David Cape, Tom Land, Jim Ballantyne, Susan Pigott, Jan Wishart, Bill Lougheed, and George Lougheed.

Introduction

1. Background – An Historical Perspective

Go Home Bay has a rich and diverse heritage. It has been described as “A Community Of Scholars” due to its inception as a place of biological research and it’s connection with the University of Toronto. It’s membership has a legacy of Professors, Historians, Scientists and writers. In more recent generations the community has added teachers, doctors, lawyers, accountants, as well as business professionals. The diversity of the population makes for a rich blend of ideas and perspective. But the one thing that binds us together is a common love of the Georgian Bay – the wind, the rocks, the west wind shaping the pines, the open spaces of the great outdoors, combined with the joy of family, friends, legacy, and roots.

As we look at the future requirements of the club, we need to acknowledge the changing dynamics of the community, driven by the changing society around us. All families are feeling time pressures and as a result, families are not able to commit to spending a long stretch of time at the Bay. In addition, land and sites to buy are limited and development cost have escalated – increasing the need for families to share – further limiting the available time at the Bay for many families. However, when various families members are at the Bay, they desire a community, and the opportunity to gather and interact with fellow community members.

The center of the Madawaska Club was established at the location of the Main Dock from inception of the club in 1898. During the current generation’s history of membership, the ‘glory days’ of club occurred during the time of the ‘Penetang 88’ and the days of stay-at-home mothers and endless summers. While those days are gone, the new plans must reflect todays realities.

2. The Current Catalyst

The need to address the use and purpose of the “Caretakers” house has stimulated the need to review and confirm the priorities and needs of the club. What are the current and future needs of Go Home Bay? Is the caretaker site the right site to address the needs of the community? And are there other more viable options to consider?

The process to develop this point of view has been to review and debate the issue with various members of the community who reflect both multi-generational, current and past leaders of the community and new land owner perspectives and to engage with the Board appointed taskforce to develop a recommended plan which the membership can review on a broader basis while considering the future of the club.

3. Looking Forward – “The Ideal Gathering Place”

This is an opportune time to address the future health of the club. The purpose of this report is to provide specific direction on a plan to address this with the considerable resources available to the club and in a manner which respects our traditional values and builds on strengths.

It is also important to acknowledge that, as a community, we need to invest in our future to ensure that we preserve the legacy we have been given. However, we need to be wise stewards. Before we make any investment, the key is to determine the going forward needs. 20 years ago the "Spirit of the 88" committee identified a fundamental need for a gathering place and subsequent discussions have reinforced that it is still the core requirement of the community. Also, because this gathering place is community based, the spot needs to be multi-functional. In an ideal world the location would:

- Have the ability to hold the various multi-generational functions (e.g. yoga, church services, craft classes, pottery making, woodworking, painting, music events, pot luck dinners, lectures, etc.) that could happen on a regular basis
- The gather point should also accommodate large gatherings of the full community (i.e. Regatta party)
 - Therefore, the location will need space for dancing and a band
- It should have docking facilities that can accommodate the community
- The location should leverage club property
- The gathering point should, ideally, recognize the heritage and legacy of the community in its function and design and minimize the impact on the environment that makes Go Home Bay famous

Alternative Options To Investing In The Caretaker's Site

An initial review of alternative sites for a Go Home Bay gathering place has identified three potential locations:

1. Long Island

Long Island has long been a landmark location at Go Home Bay. The setting is idyllic, with its classic Georgian Bay shoreline. Because of this it has been deemed to be the private parkland of the community.

Long Island certainly has the capacity to accommodate large groups of people. However, there are several draw backs to this location.

- Firstly, the community has intentionally restricted the building of infrastructure in this location in an effort to preserve its natural beauty.
- Second, developing the required infrastructure from scratch would be expensive and require the clear consensus of the community.
 - The property may require re-zoning to accommodate the infrastructure and trigger other requirements such as handicap access washrooms
- And lastly, any infrastructure poses the risk of providing boaters with greater access to Long Island, which is not in the interest the Go Home Bay community.

2. Pig Island

Pig Island also has been a landmark location at Go Home Bay. Its central location in the inner Bay make it a logical option. However, Pig Island has several disadvantages, as follows:

- No infrastructure and developing the required infrastructure from scratch would be expensive
 - The property may require re-zoning to accommodate the infrastructure and trigger other requirements such as handicap access washrooms
- Pig Islands terrain is not conducive to large groups (limited open smooth rock) and therefore will need to have additional infrastructure to compensate for this limitation
- There is some community desire to maintain Pig Island as un-used lands
- The distance from the Main Dock leads to questions of why build new infrastructure when existing infrastructure is so close at hand

3. Main dock

Investing in the Main Dock is an obvious option as it is the iconic center of Go Home Bay. Many a picture has been taken or drawn of the Go Home Bay Post Office and the Library buildings. It has a commanding view of the Inner Bay and is a wonderful location to enjoy the breezes and sunsets that make the Bay famous. Every member of the community knows the location and shares memories of activities that have already been held at or near this location.

The Main Dock already has substantial infrastructure in place. The location has dockage for small to mid-sized gatherings with potential for additional dockage. In addition, this location already includes a handicap access washroom, which would need to be added to the Caretaker site or any of the other alternative sites – a major benefit to this site. Lastly, the Main Dock has several buildings already in place – e.g. the Post Office, the Library, the

Boathouse, and open decking. This infrastructure can serve as the catalyst for expanding the capacity to accommodate the larger multi-functional/multi-generational gathering place. It also has substantial land surrounding the existing infrastructure that has potential for development in an unobtrusive manner. The initial thought is that there is useable land behind and above the Main Dock. This land is extensive, and the access is easier than many community members are aware using a gentle grade path accessed from behind the Boathouse. This land (that George Lougheed has dubbed “The Lookout”) has spectacular views and a good size acreage to accommodate larger gatherings and potentially a pavilion which could be discreetly built at the back of the site.

The Main Dock location is an obvious choice to consider. But it is not without challenges centered around capacity; – capacity in general, dockage capacity, seating/deck space, cooking capacity (for the Regatta), etc.

Moving Forward

1. To help work through the issues regarding the Main Dock option, we have recruited Jim Ballantyne (Landscape Architect) to explore:
 - The capacity requirements for holding functions as large as the Regatta Party at the Main Dock
 - (Thank you to Tom Land who has provided Drone footage of both the current Regatta site and the Main Dock to support the capacity discussion/evaluation.)
 - How we could leverage the land behind and above the Main Dock to expand the capacity of the site
 - Including:
 - What facilities could be built on the site, such as a multi-purpose pavilion/bandstand
 - How best to build access to the space above and behind the Post Office/Library
 - Building decking for cooking (to accommodate the Regatta Party) and picnicking at the Main Dock
 - Potential expansion options that Jim will explore would include:
 - Decking between the Boathouse and the Library
 - Decking to the south of the Boathouse (which will be beneficial for the sailing program and for large events)
 - How we could expand the dockage area to accommodate activities attended by the full community
 - How to consider all of the improvements outlined above while preserving the look and feel of the location
 - Including: how best to add the potential infrastructure outlined above
 - With minimal impact on the natural setting
 - Minimize the impact on the “views” of the cottages in the surrounding community
 - Providing a first blush on the costs involved
2. We have also reached out to Alan Redfern to provide input relative to the sailing program. He was supportive of the potential enhancements and provided valuable

feedback on how dockage changes could impact the sailing program. His input will be incorporated into the final perspective.

3. Lastly, on October 9th, 2018 Bill Lougheed, George Lougheed and I spent some time clearing a path up to “The Lookout” from behind the Boathouse that provides easy access to the top. This was done so others in the community can visit the site and walk up to “The Lookout” to better understand the potential of the Main Dock as an alternative site.

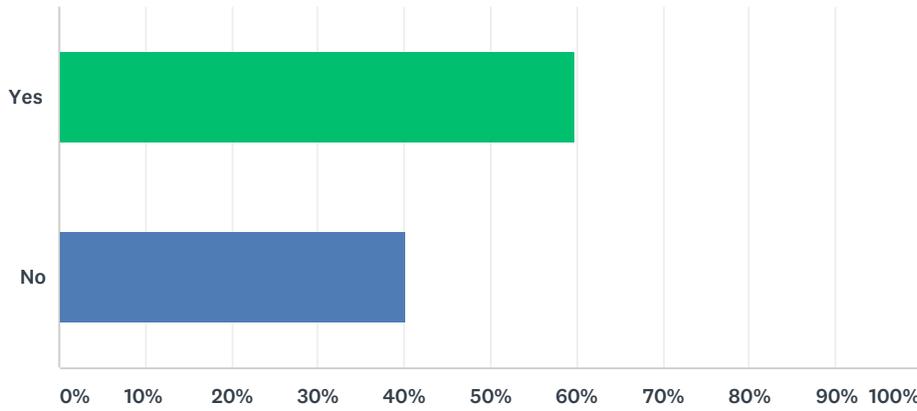
Next Steps:

- Taskforce to review and comment on this interim report Q4 2018/Q1 2019
 - The taskforce will need to provide me with direction on the desired approach and corresponding next steps
- Draft questions for the December survey Oct. 2018
- Follow-up with Jim Ballantyne on Main Dock items Q1 2019
 - The feedback maybe iterative and may not be fully complete until next summer
- Determine the zoning issue for each site option Q1 2019
- Provide a perspective on the cost and funding of any improvements Q2 2019
 - This will be an iterative process as the costs get refined
 - The first step is to understand the order of magnitude of the various initial recommendations and get the Taskforce’s guidance on additional refinements
 - There are a number of funding options that are in process currently and this component of the plan will be expanded on as the information becomes available
- Encourage others to visit the Main Dock site Q2/Q3 2019

Appendix G: Survey 1 2018 Results

Q1 Are you the owner of a site?

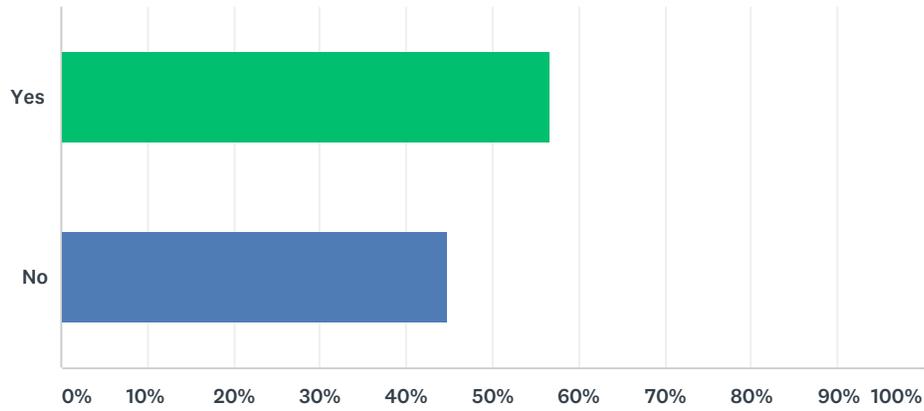
Answered: 142 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	59.86%	85
No	40.14%	57
Total Respondents: 142		

Q2 Is there more than one owner ?

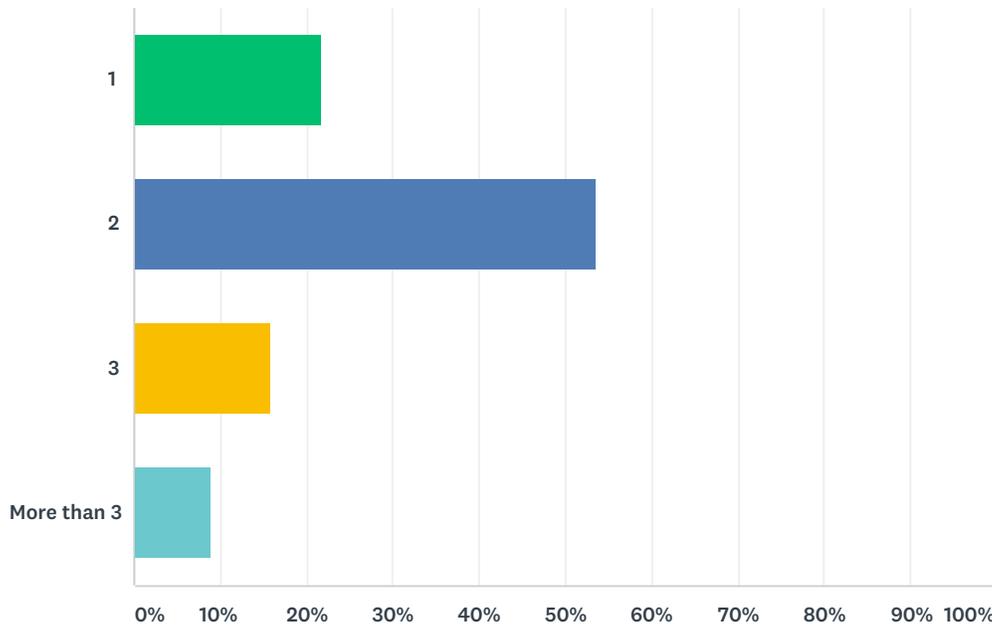
Answered: 141 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	56.74%	80
No	44.68%	63
Total Respondents: 141		

Q3 If yes, how many people share ownership ? (Also, it would be helpful if you can make sure that the other owners have received this survey)

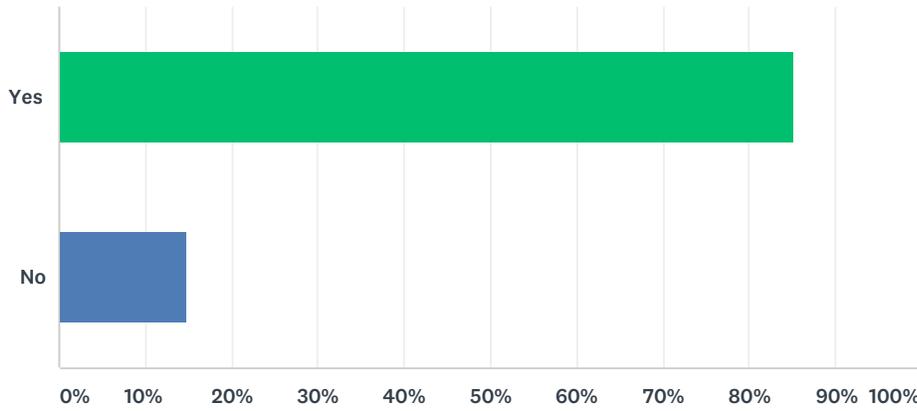
Answered: 101 Skipped: 41



ANSWER CHOICES	RESPONSES	
1	21.78%	22
2	53.47%	54
3	15.84%	16
More than 3	8.91%	9
Total Respondents: 101		

Q4 If not a site owner, are you a family member of a site owner?

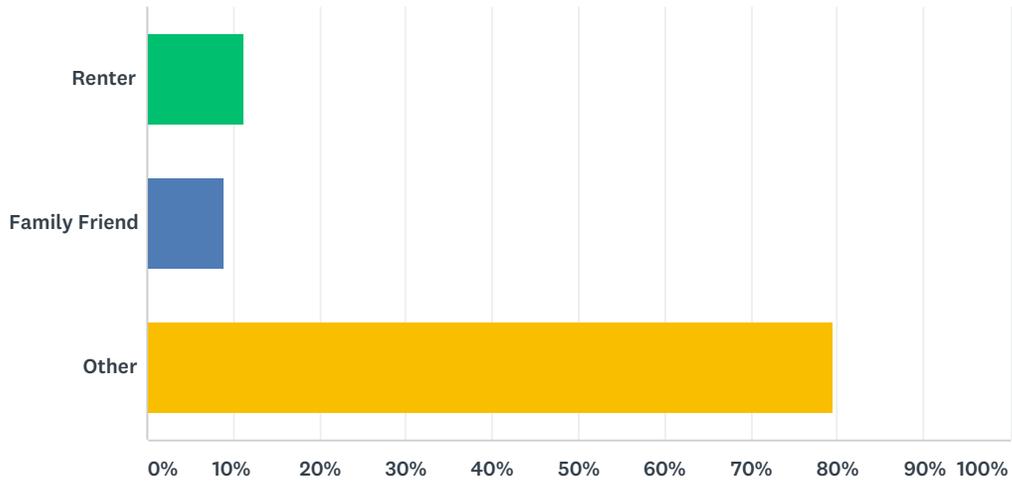
Answered: 74 Skipped: 68



ANSWER CHOICES	RESPONSES	
Yes	85.14%	63
No	14.86%	11
Total Respondents: 74		

Q5 Are you a renter/family friend/other?

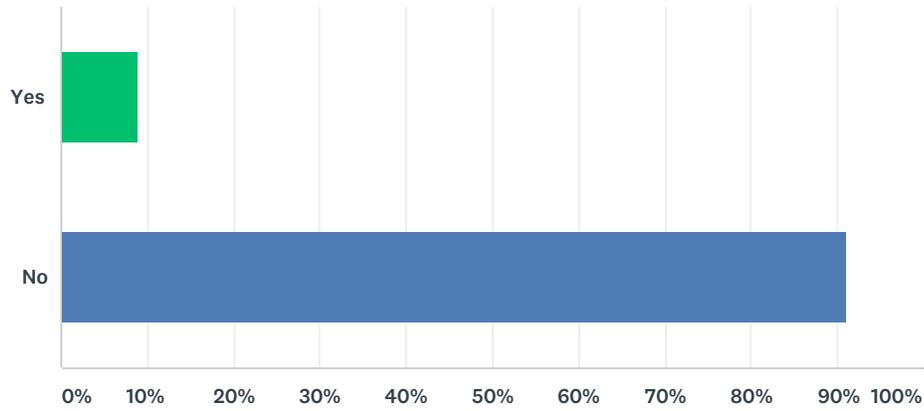
Answered: 44 Skipped: 98



ANSWER CHOICES	RESPONSES
Renter	11.36% 5
Family Friend	9.09% 4
Other	79.55% 35
TOTAL	44

Q6 Do you rent regularly in the community?

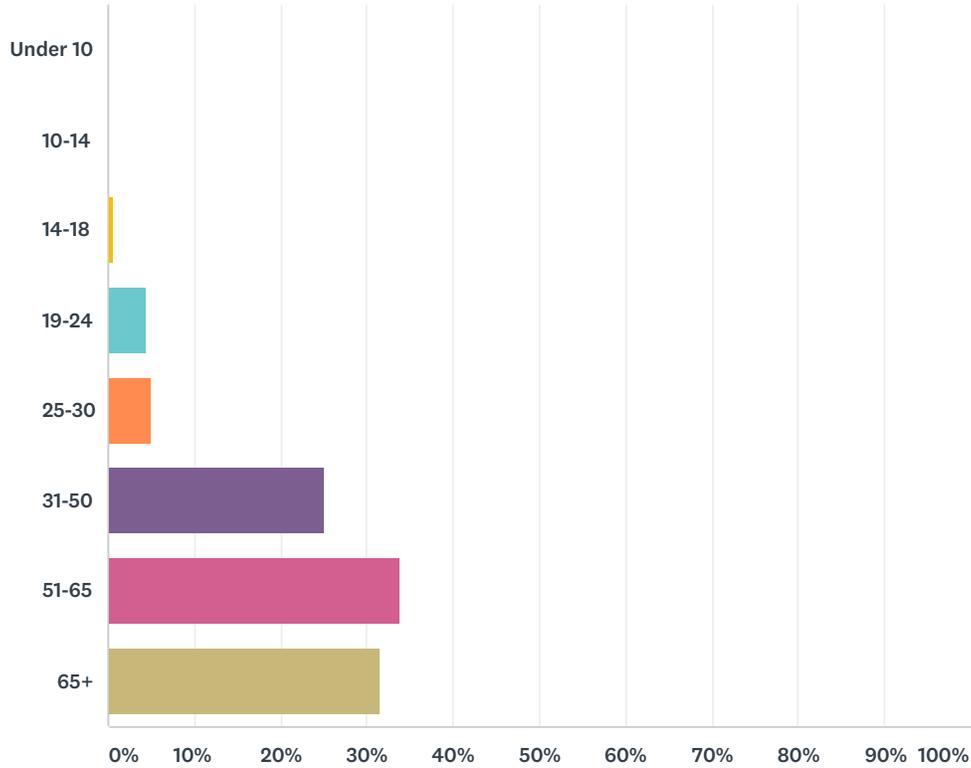
Answered: 66 Skipped: 76



ANSWER CHOICES	RESPONSES	
Yes	9.09%	6
No	90.91%	60
Total Respondents: 66		

Q7 How old are you?

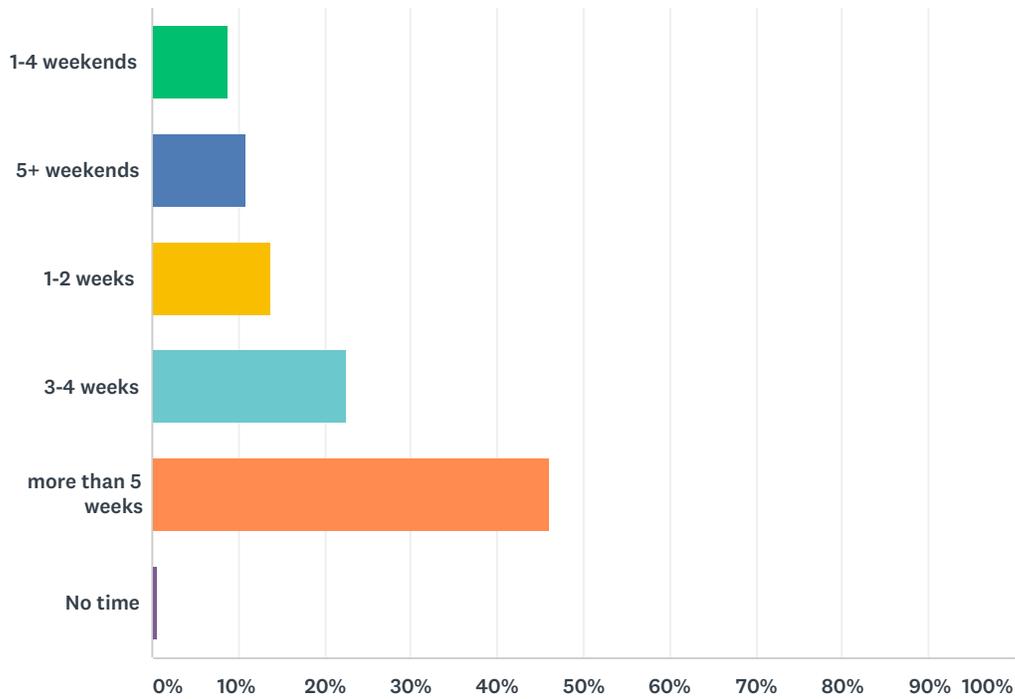
Answered: 139 Skipped: 3



ANSWER CHOICES	RESPONSES	
Under 10	0.00%	0
10-14	0.00%	0
14-18	0.72%	1
19-24	4.32%	6
25-30	5.04%	7
31-50	25.18%	35
51-65	33.81%	47
65+	31.65%	44
Total Respondents: 139		

Q8 How much time, approximately, do you spend in the Bay each year? (Summer months)

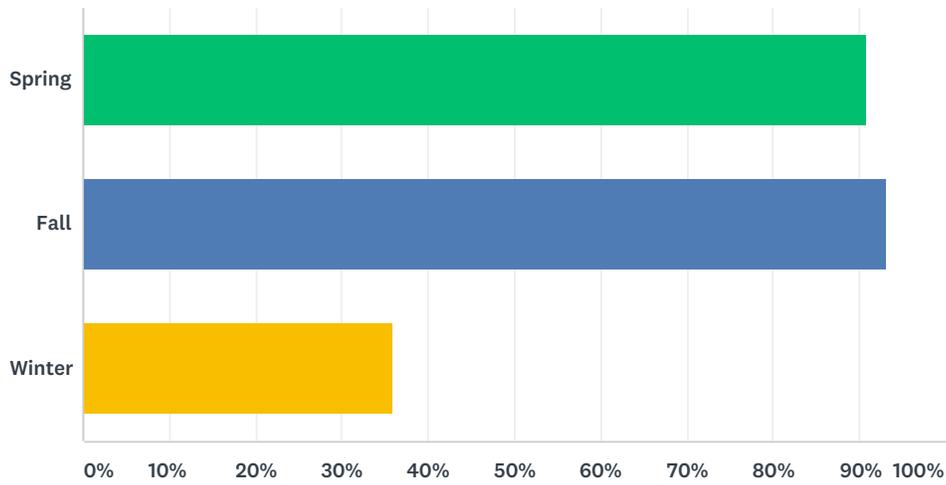
Answered: 137 Skipped: 5



ANSWER CHOICES	RESPONSES	
1-4 weekends	8.76%	12
5+ weekends	10.95%	15
1-2 weeks	13.87%	19
3-4 weeks	22.63%	31
more than 5 weeks	45.99%	63
No time	0.73%	1
Total Respondents: 137		

Q9 Do you spend time at Go Home in the off season (other than weekends)? (Check all that apply)

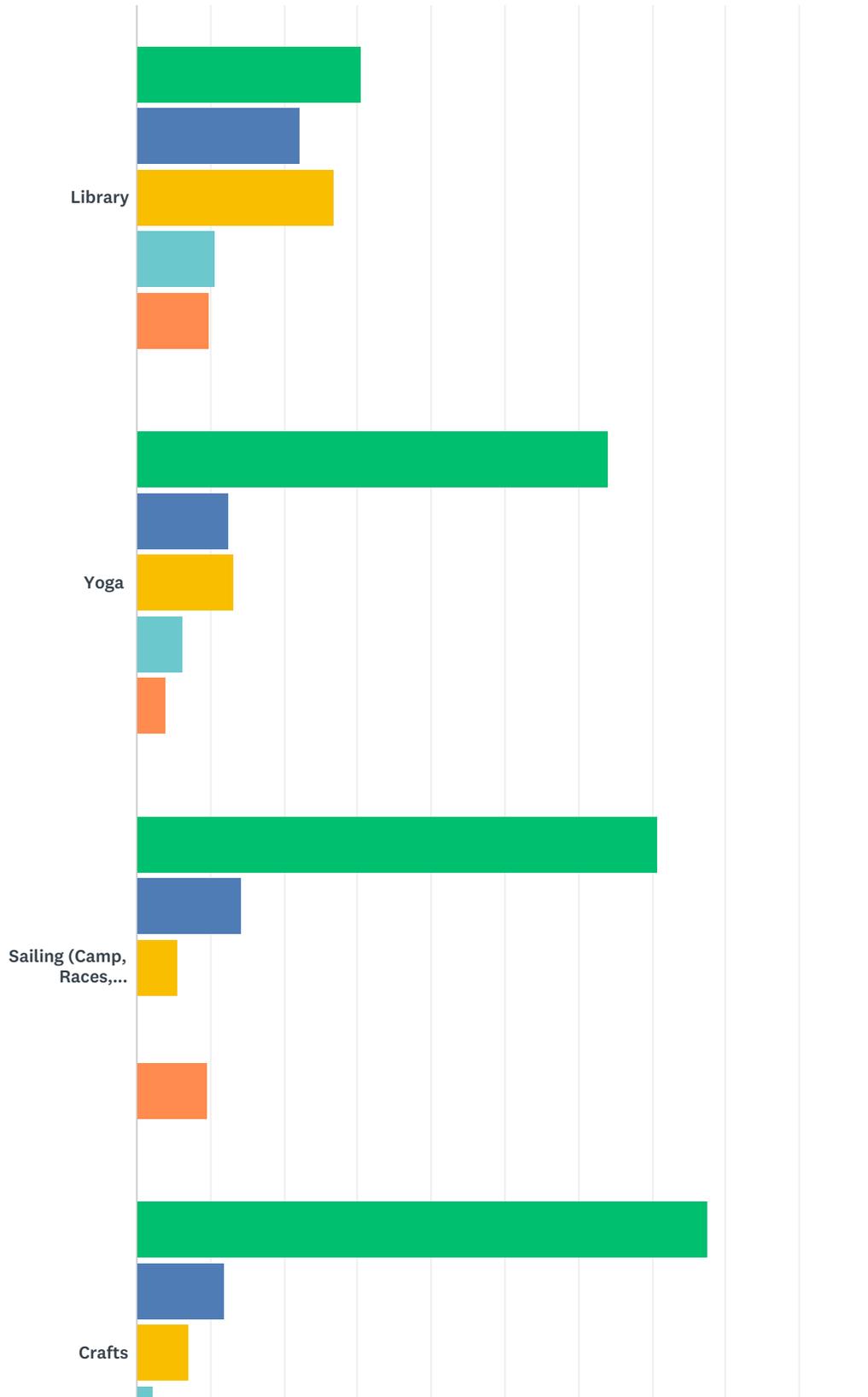
Answered: 86 Skipped: 56

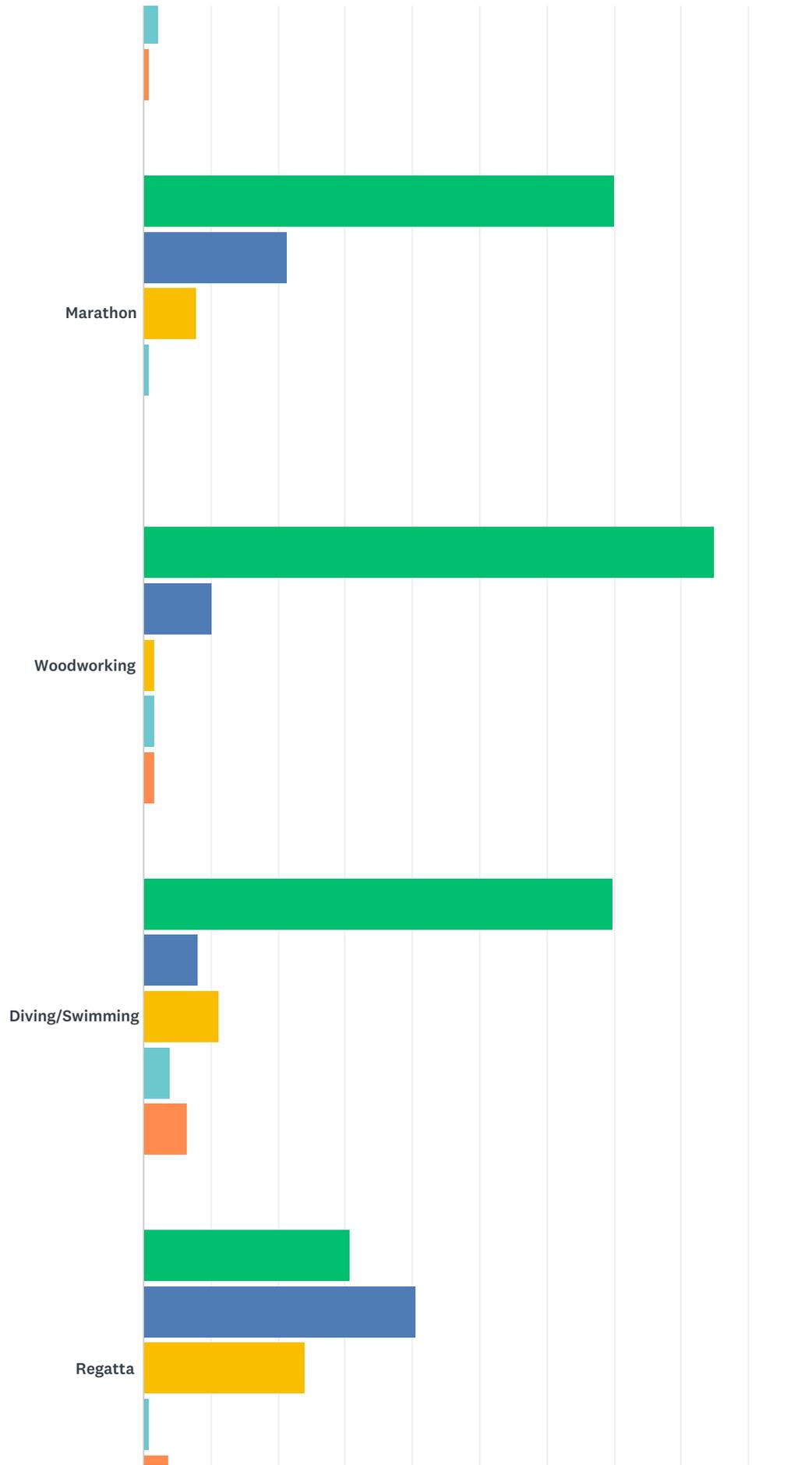


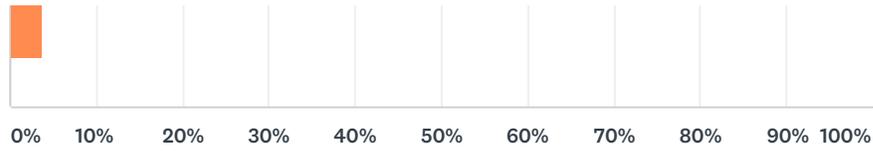
ANSWER CHOICES	RESPONSES
Spring	90.70% 78
Fall	93.02% 80
Winter	36.05% 31
Total Respondents: 86	

Q10 In the past 3 years, which activities did you take part in at the main dock?

Answered: 135 Skipped: 7





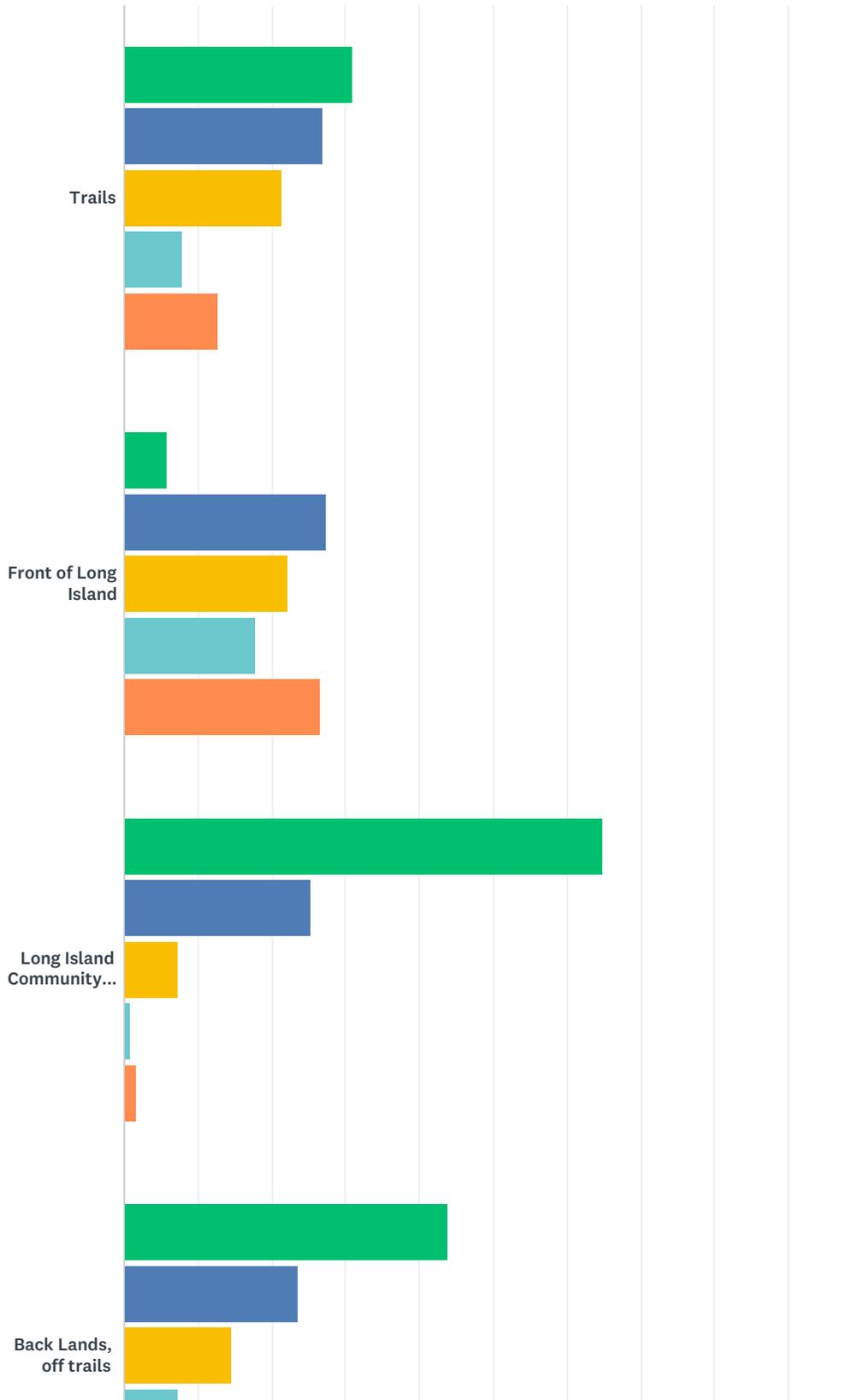


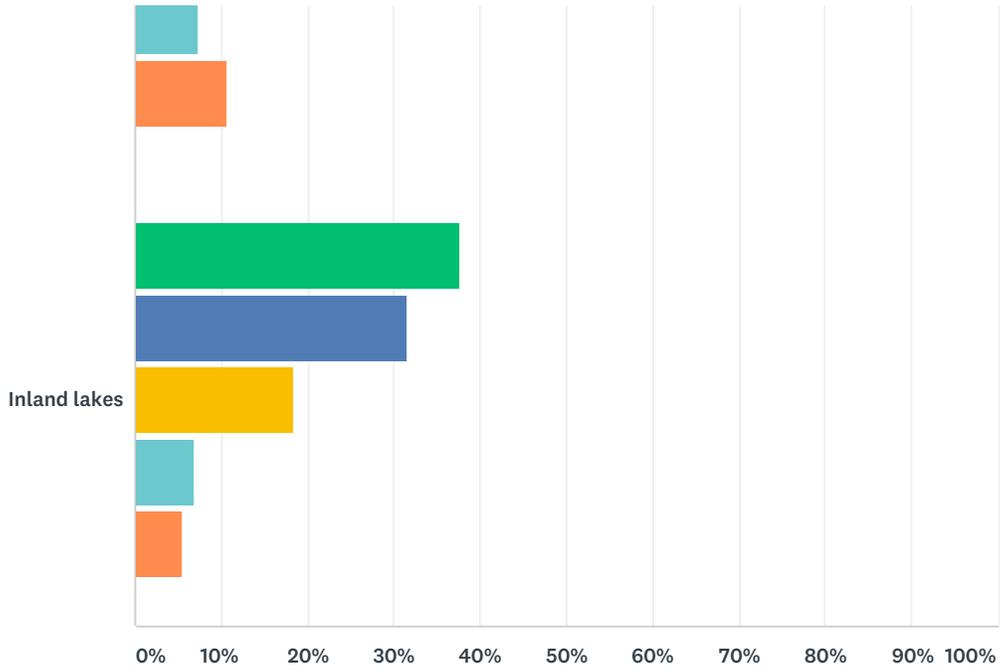
■ Not at all
 ■ 1-3 times in past 3 years
 ■ 1-3 times annually
■ 4-7 times annually
 ■ 8 + times annually

	NOT AT ALL	1-3 TIMES IN PAST 3 YEARS	1-3 TIMES ANNUALLY	4-7 TIMES ANNUALLY	8 + TIMES ANNUALLY	TOTAL	WEIGHTED AVERAGE
Library	30.53% 40	22.14% 29	26.72% 35	10.69% 14	9.92% 13	131	2.47
Yoga	64.06% 82	12.50% 16	13.28% 17	6.25% 8	3.91% 5	128	1.73
Sailing (Camp, Races, Fundraiser)	70.63% 89	14.29% 18	5.56% 7	0.00% 0	9.52% 12	126	1.63
Crafts	77.60% 97	12.00% 15	7.20% 9	2.40% 3	0.80% 1	125	1.37
Marathon	70.08% 89	21.26% 27	7.87% 10	0.79% 1	0.00% 0	127	1.39
Woodworking	84.92% 107	10.32% 13	1.59% 2	1.59% 2	1.59% 2	126	1.25
Diving/Swimming	69.92% 86	8.13% 10	11.38% 14	4.07% 5	6.50% 8	123	1.69
Regatta	30.83% 41	40.60% 54	24.06% 32	0.75% 1	3.76% 5	133	2.06

Q11 In the past 3 years, how often have you used other Club vacant lands?

Answered: 136 Skipped: 6



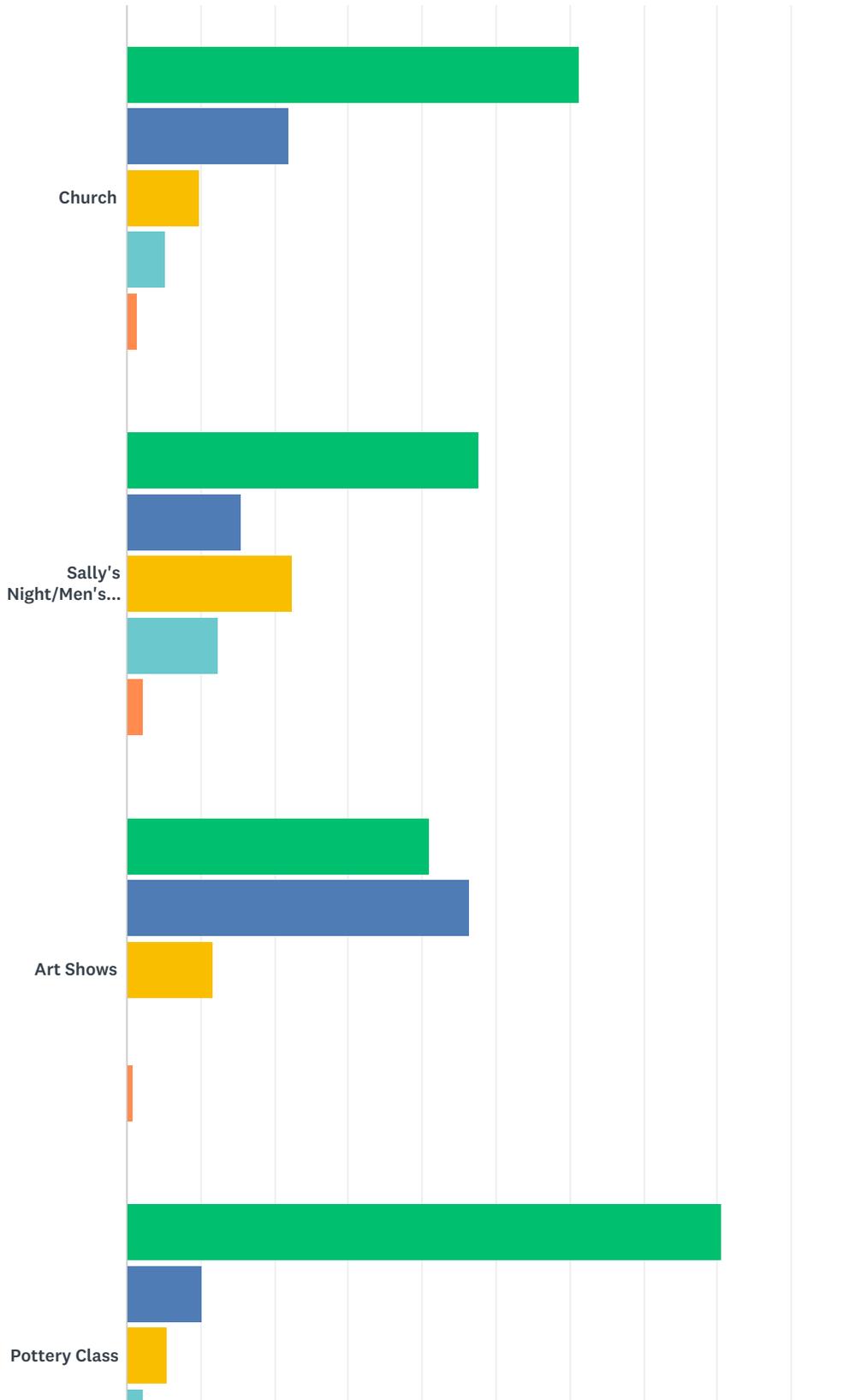


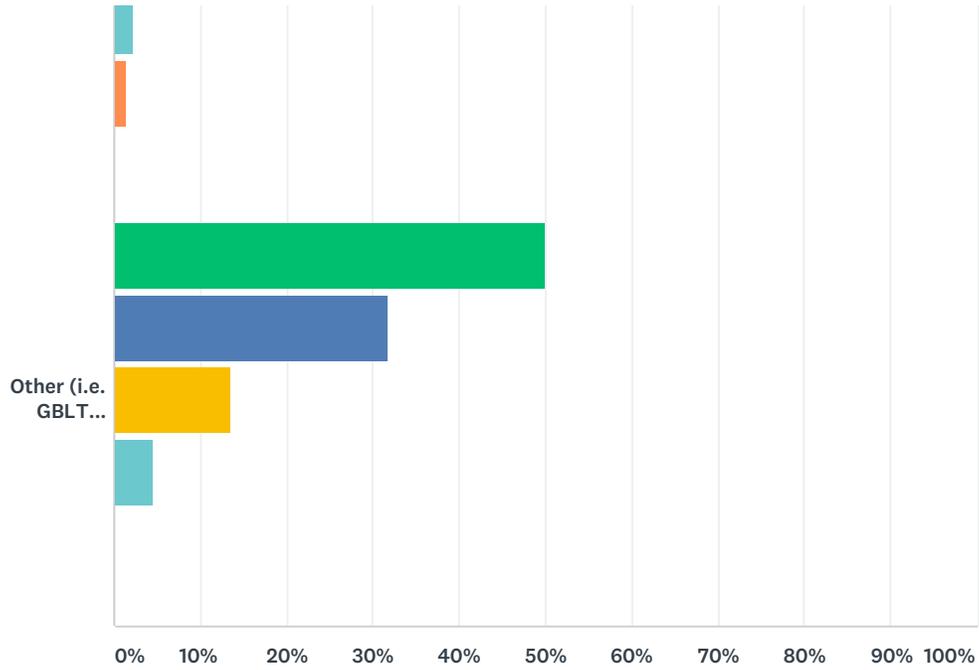
■ Not at all
 ■ 1-3 times in past 3 yrs
 ■ 1-3 times annually
■ 4-7 times annually
 ■ 8+ times annually

	NOT AT ALL	1-3 TIMES IN PAST 3 YRS	1-3 TIMES ANNUALLY	4-7 TIMES ANNUALLY	8 + TIMES ANNUALLY	TOTAL	WEIGHTED AVERAGE
Trails	30.95% 39	26.98% 34	21.43% 27	7.94% 10	12.70% 16	126	2.44
Front of Long Island	5.93% 8	27.41% 37	22.22% 30	17.78% 24	26.67% 36	135	3.32
Long Island Community Picnics	64.75% 79	25.41% 31	7.38% 9	0.82% 1	1.64% 2	122	1.49
Back Lands, off trails	43.90% 54	23.58% 29	14.63% 18	7.32% 9	10.57% 13	123	2.17
Inland lakes	37.69% 49	31.54% 41	18.46% 24	6.92% 9	5.38% 7	130	2.11

Q12 In the past 3 years which events have you taken part in at other people's cottages?

Answered: 134 Skipped: 8



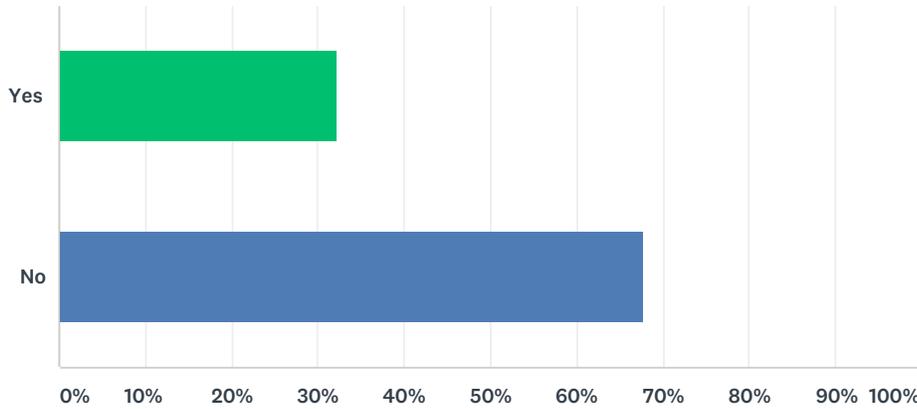


■ Not at all
 ■ 1-3 times in past 3 years
 ■ 1-3 times annually
■ 4-7 times annually
 ■ 8+ times annually

	NOT AT ALL	1-3 TIMES IN PAST 3 YEARS	1-3 TIMES ANNUALLY	4-7 TIMES ANNUALLY	8+ TIMES ANNUALLY	TOTAL	WEIGHTED AVERAGE
Church	61.36% 81	21.97% 29	9.85% 13	5.30% 7	1.52% 2	132	1.64
Sally's Night/Men's Night	47.69% 62	15.38% 20	22.31% 29	12.31% 16	2.31% 3	130	2.06
Art Shows	41.09% 53	46.51% 60	11.63% 15	0.00% 0	0.78% 1	129	1.73
Pottery Class	80.47% 103	10.16% 13	5.47% 7	2.34% 3	1.56% 2	128	1.34
Other (i.e. GBLT Presentations Truth & Reconciliation Planning Group), please specify	50.00% 11	31.82% 7	13.64% 3	4.55% 1	0.00% 0	22	1.73

Q13 Did you attend one of the focus group meetings about the Caretaker's Site this summer?

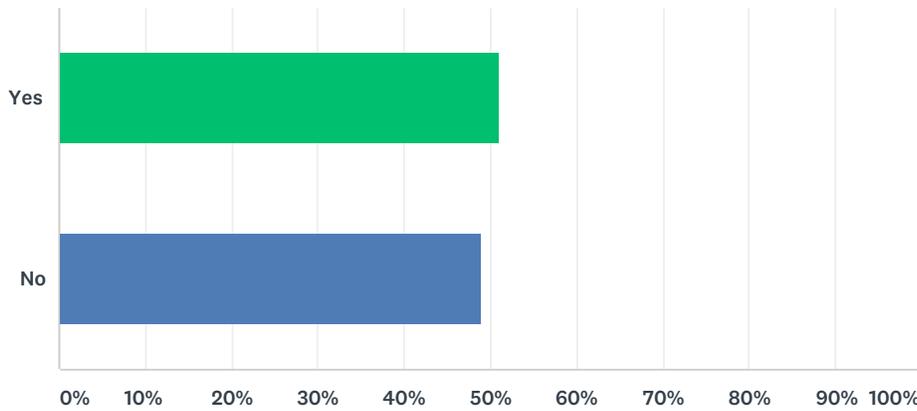
Answered: 130 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	32.31%	42
No	67.69%	88
Total Respondents: 130		

Q14 If you did not attend one of the focus groups, did you discuss the site's future with a member of the Caretaker's Site task force?

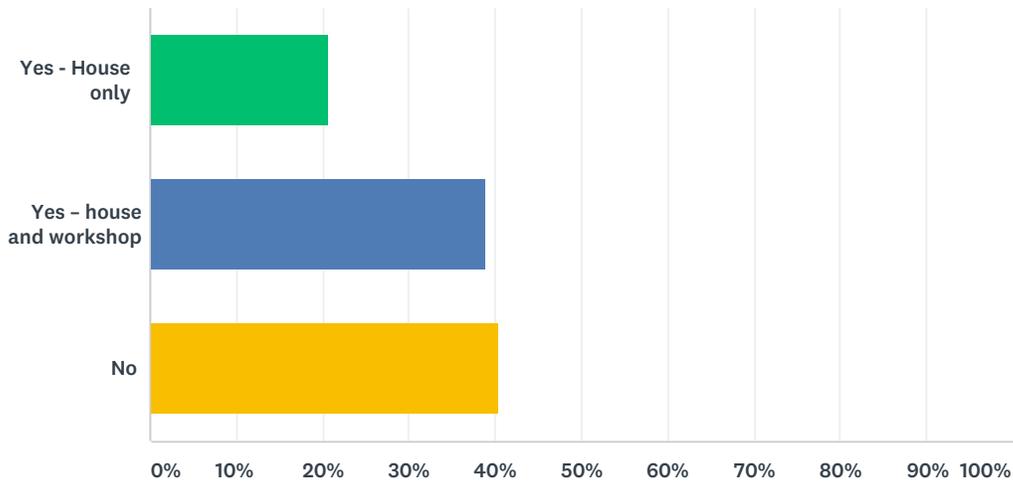
Answered: 98 Skipped: 44



ANSWER CHOICES	RESPONSES	
Yes	51.02%	50
No	48.98%	48
Total Respondents: 98		

Q15 Were you able to tour the buildings on the site this summer, either during a focus group or at another time?

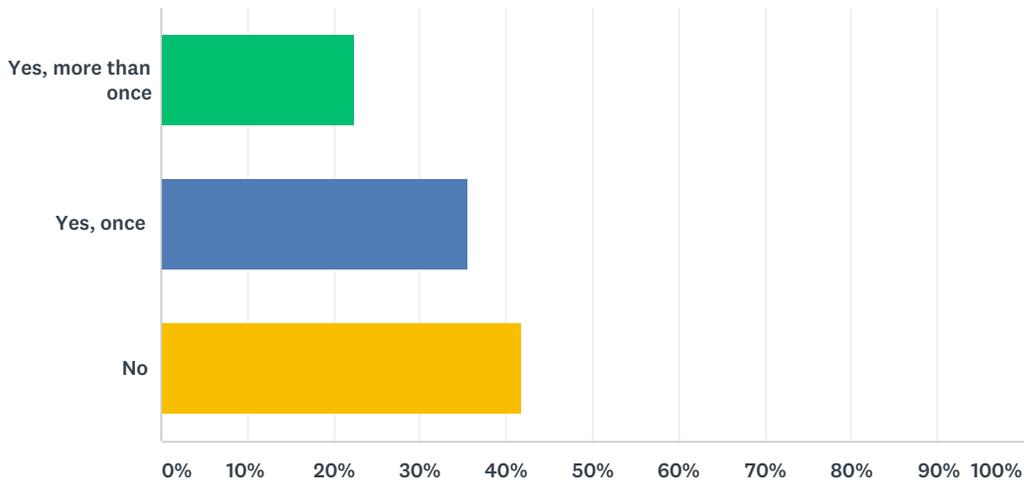
Answered: 131 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes - House only	20.61%	27
Yes - house and workshop	38.93%	51
No	40.46%	53
Total Respondents: 131		

Q16 Have you accessed the Caretaker’s Site Task Force information on the Madawaska Club website?

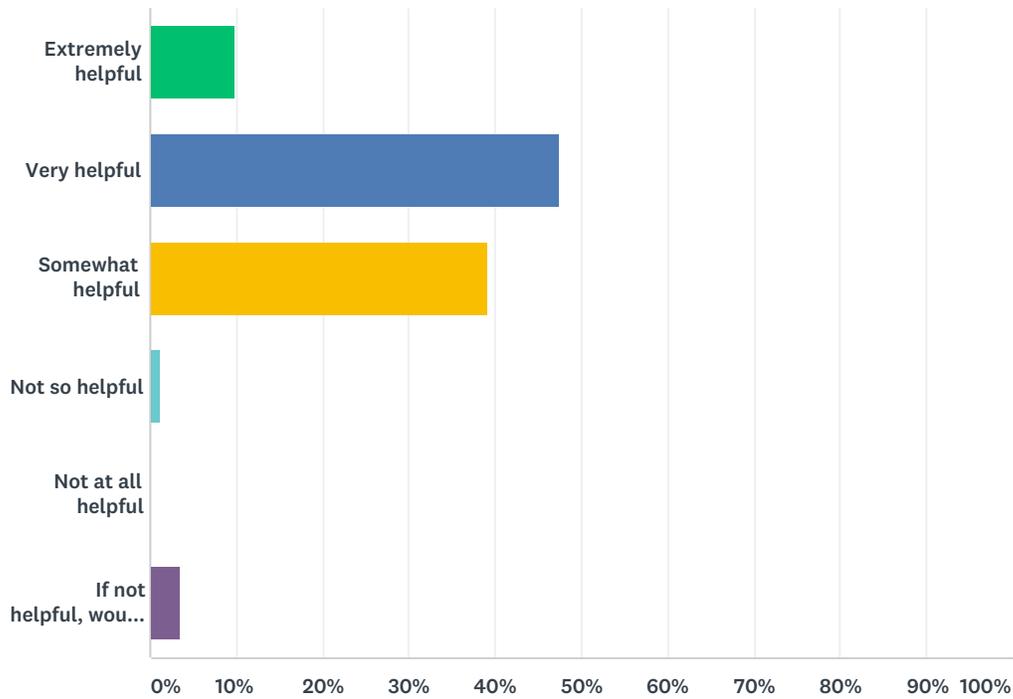
Answered: 129 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes, more than once	22.48%	29
Yes, once	35.66%	46
No	41.86%	54
Total Respondents: 129		

Q17 If you have accessed this section of the website, did you find the information helpful?

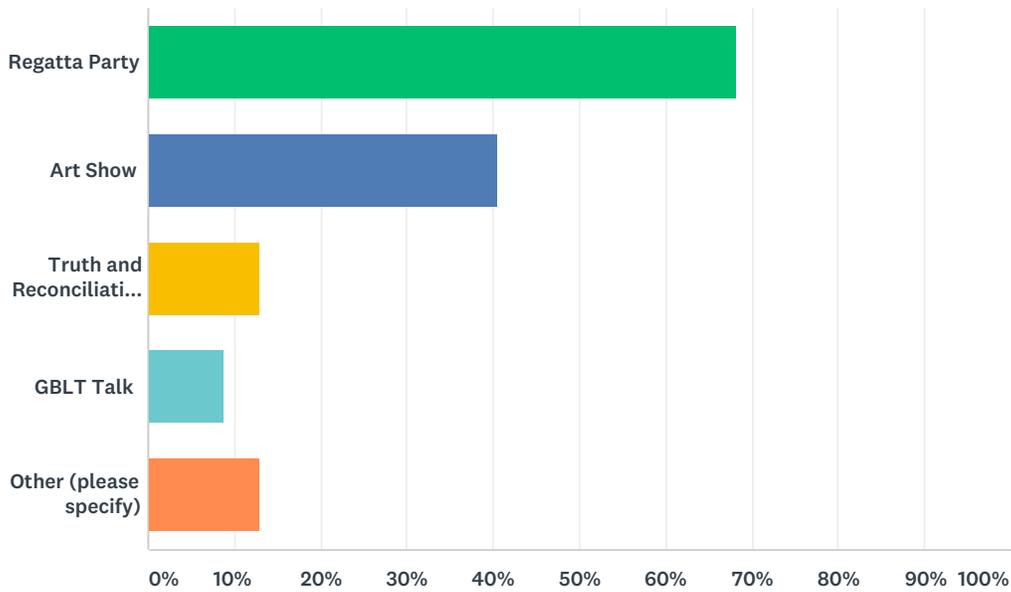
Answered: 82 Skipped: 60



ANSWER CHOICES	RESPONSES	
Extremely helpful	9.76%	8
Very helpful	47.56%	39
Somewhat helpful	39.02%	32
Not so helpful	1.22%	1
Not at all helpful	0.00%	0
If not helpful, would you have suggestions about how to improve it	3.66%	3
Total Respondents: 82		

Q18 Did you attend any events at the Caretaker’s site this summer? (Check all that apply)

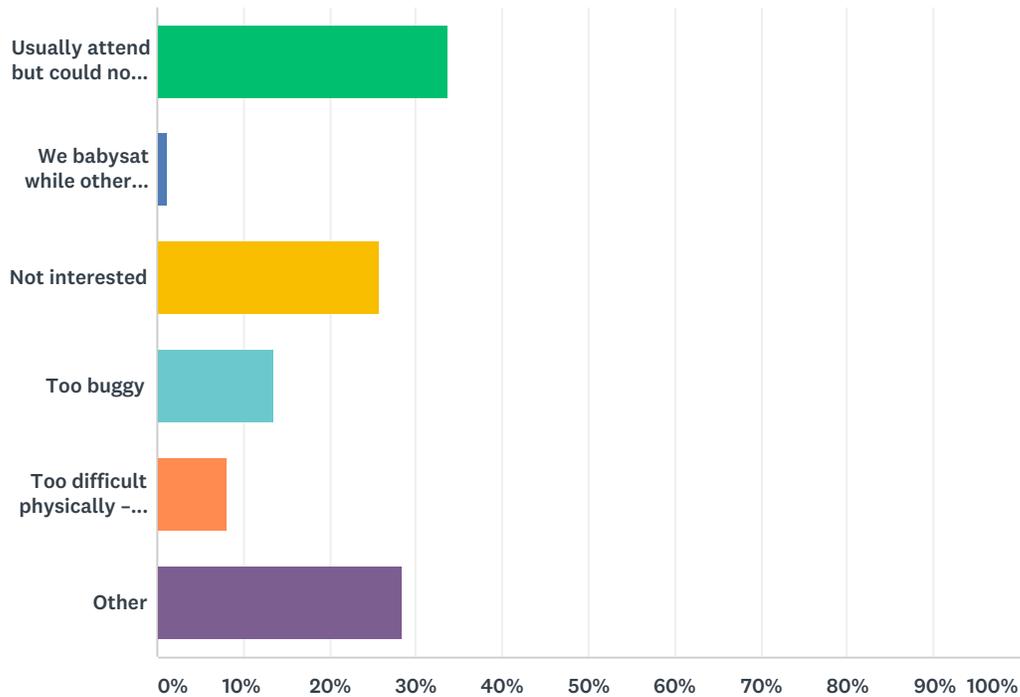
Answered: 69 Skipped: 73



ANSWER CHOICES	RESPONSES	
Regatta Party	68.12%	47
Art Show	40.58%	28
Truth and Reconciliation Study Group Meetings	13.04%	9
GBLT Talk	8.70%	6
Other (please specify)	13.04%	9
Total Respondents: 69		

Q19 Many Go Homers see the Caretaker’s site primarily as the site of the Regatta Party. If you did NOT attend the party this year, please indicate why:

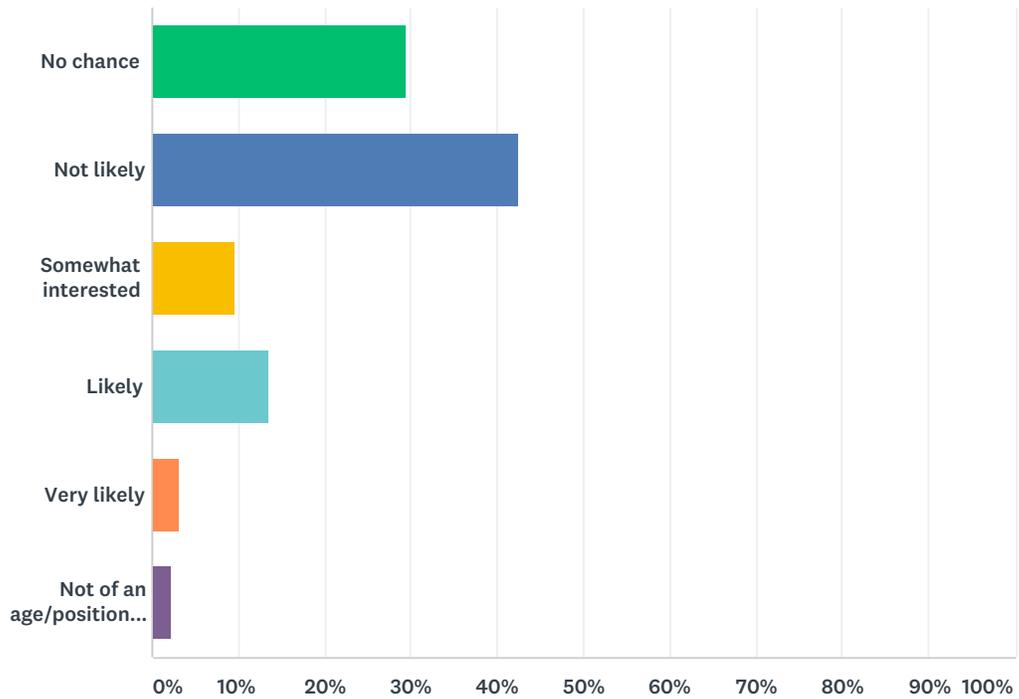
Answered: 74 Skipped: 68



ANSWER CHOICES	RESPONSES	
Usually attend but could not this year	33.78%	25
We babysat while other family members attended	1.35%	1
Not interested	25.68%	19
Too buggy	13.51%	10
Too difficult physically – mobility issues	8.11%	6
Other	28.38%	21
Total Respondents: 74		

Q20 RENTAL: Assuming a weekly rental rate of \$700 a week (for exploratory purposes only), what is the likelihood of you or someone you know renting the Caretakers either for you and your family or recommending it to a family member or friend?

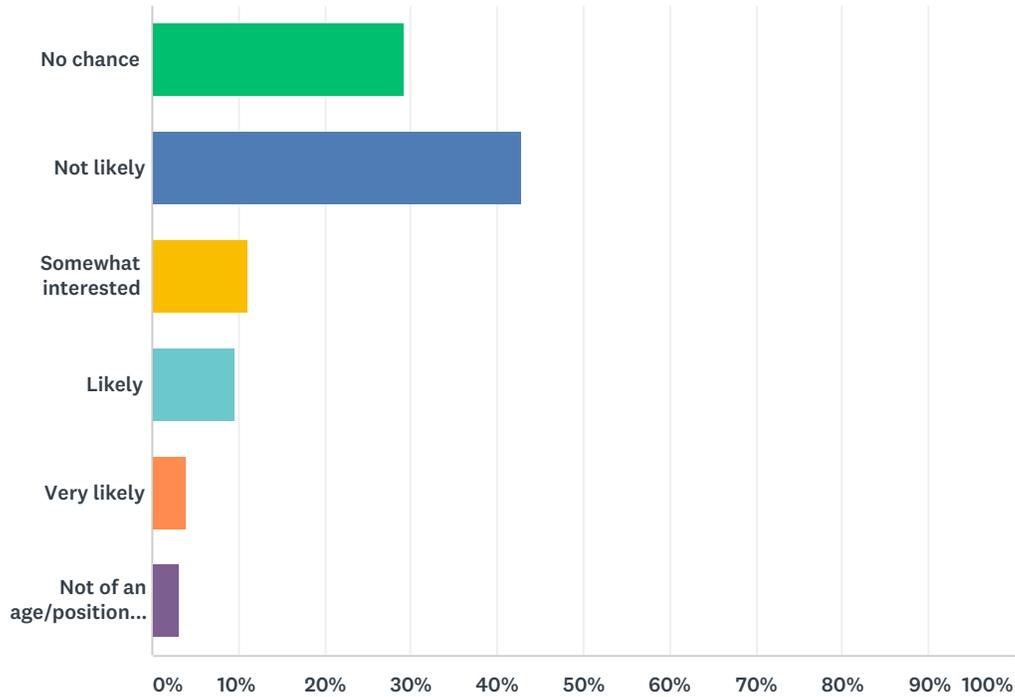
Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
No chance	29.60%	37
Not likely	42.40%	53
Somewhat interested	9.60%	12
Likely	13.60%	17
Very likely	3.20%	4
Not of an age/position to make this decision	2.40%	3
Total Respondents: 125		

Q21 RENTAL: Assuming an AirBnB model, with a weekend rate of \$250 (for exploratory purposes only), what is the likelihood of you or someone you know renting the Caretakers for you and your family or recommending it to a family member or friend?

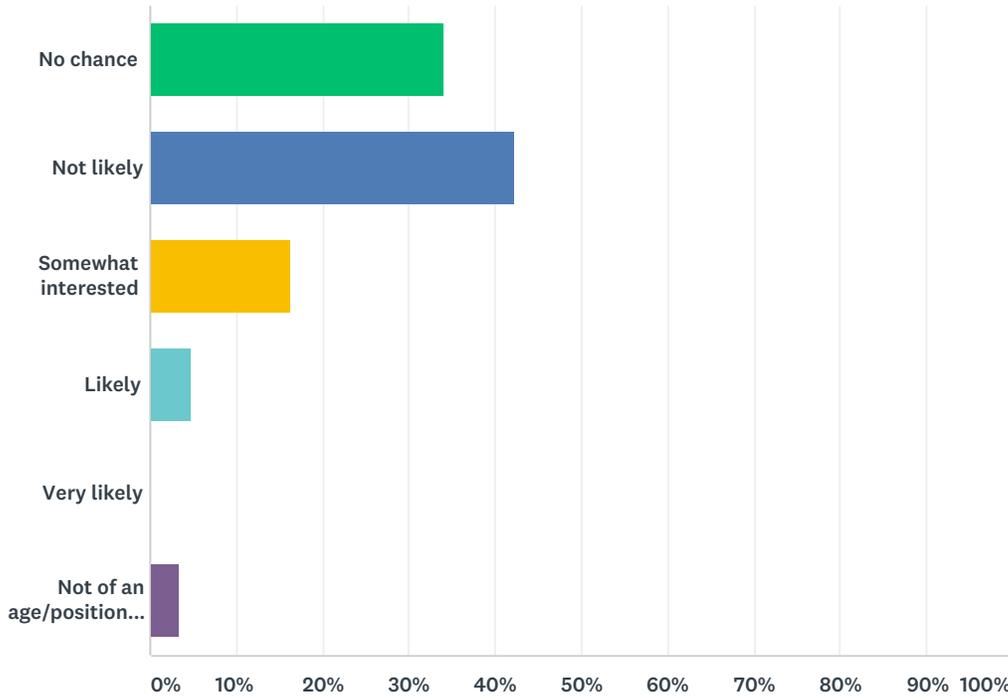
Answered: 126 Skipped: 16



ANSWER CHOICES	RESPONSES	
No chance	29.37%	37
Not likely	42.86%	54
Somewhat interested	11.11%	14
Likely	9.52%	12
Very likely	3.97%	5
Not of an age/position to make this decision	3.17%	4
Total Respondents: 126		

Q22 SALE: If the Club put the Caretaker’s House as is, with docks and workshop (frontage 700 feet approximately), up for private sale - at market value to be determined - what is the likelihood of you or someone you know putting in an offer to purchase?

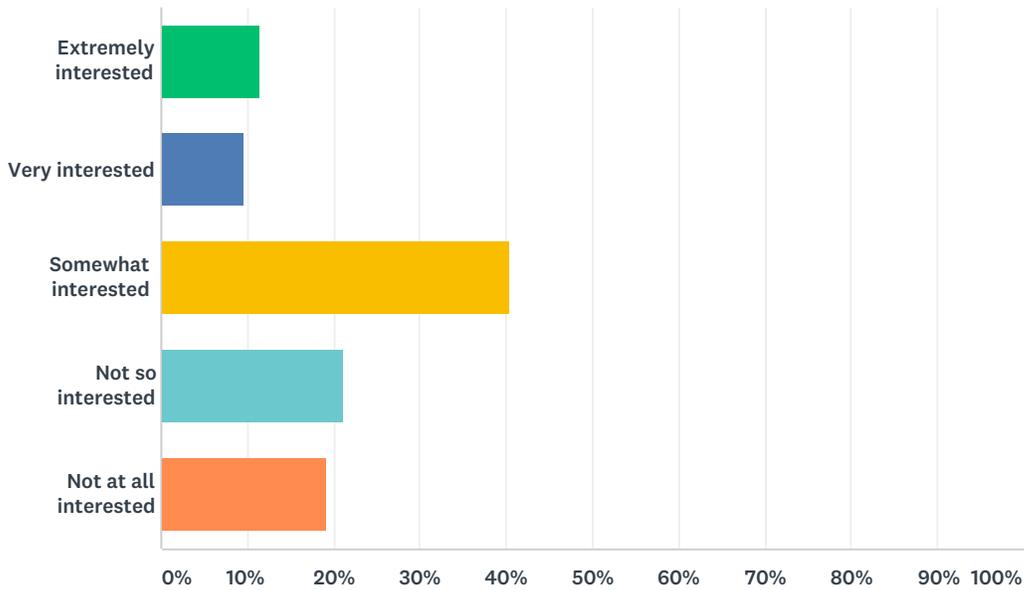
Answered: 123 Skipped: 19



ANSWER CHOICES	RESPONSES	
No chance	34.15%	42
Not likely	42.28%	52
Somewhat interested	16.26%	20
Likely	4.88%	6
Very likely	0.00%	0
Not of an age/position to make this decision	3.25%	4
Total Respondents: 123		

Q23 Artists in residence. Artists would be invited to stay in the Caretakers residence and on the site under government/arts grants or other models that would not require financing by the Club.

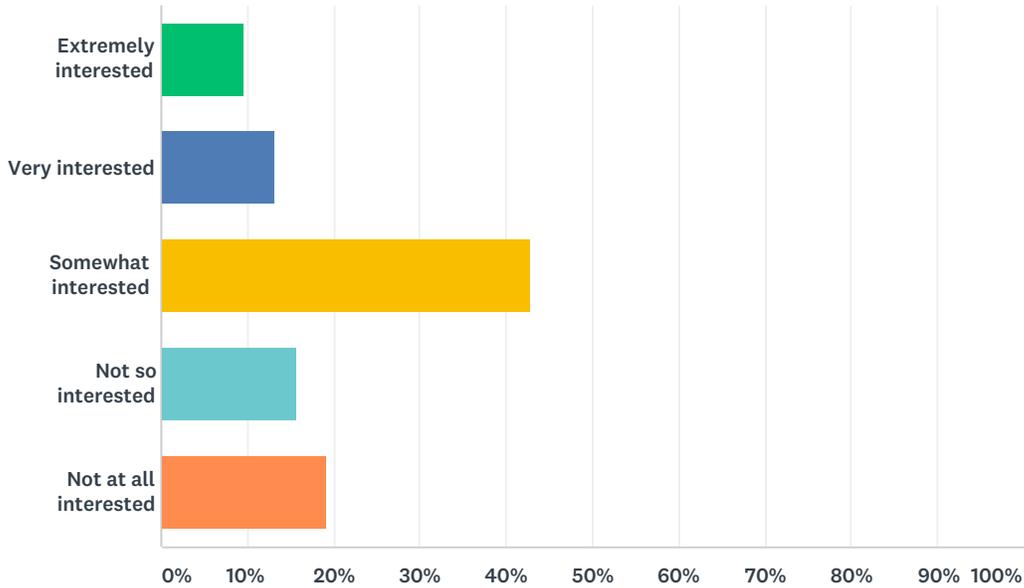
Answered: 114 Skipped: 28



ANSWER CHOICES	RESPONSES	
Extremely interested	11.40%	13
Very interested	9.65%	11
Somewhat interested	40.35%	46
Not so interested	21.05%	24
Not at all interested	19.30%	22
Total Respondents: 114		

Q24 Scientists in residence. Scientists would be invited to stay in the Caretakers residence and on the site under government/science grants or other models that would not require financing by the Club.

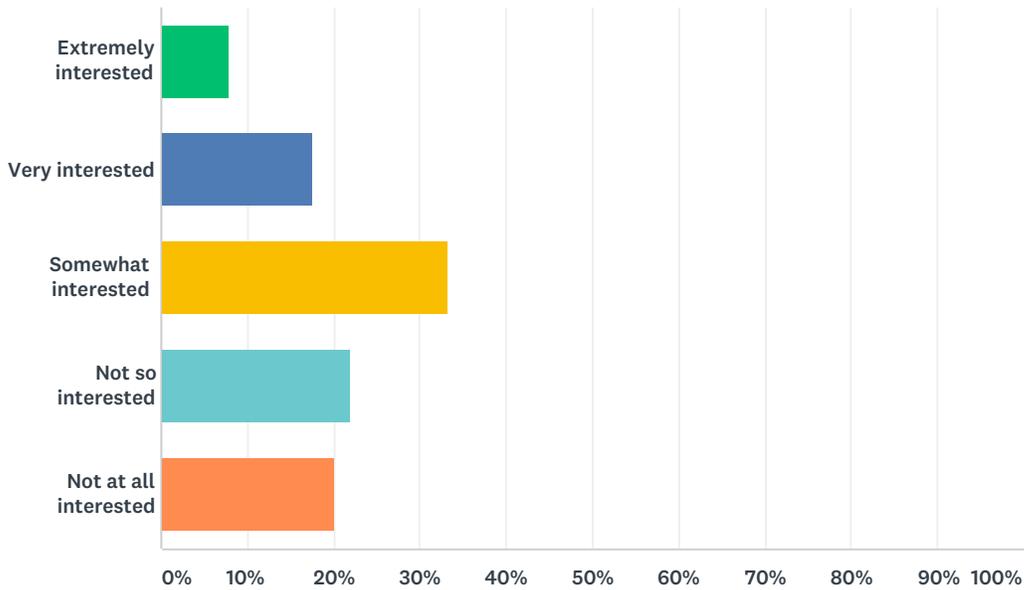
Answered: 114 Skipped: 28



ANSWER CHOICES	RESPONSES	
Extremely interested	9.65%	11
Very interested	13.16%	15
Somewhat interested	42.98%	49
Not so interested	15.79%	18
Not at all interested	19.30%	22
Total Respondents: 114		

Q25 Studio/Workshop. The property would house tools and other equipment used for building/renovations, arts/crafts and open to be used by the community without requiring financing by the Club.

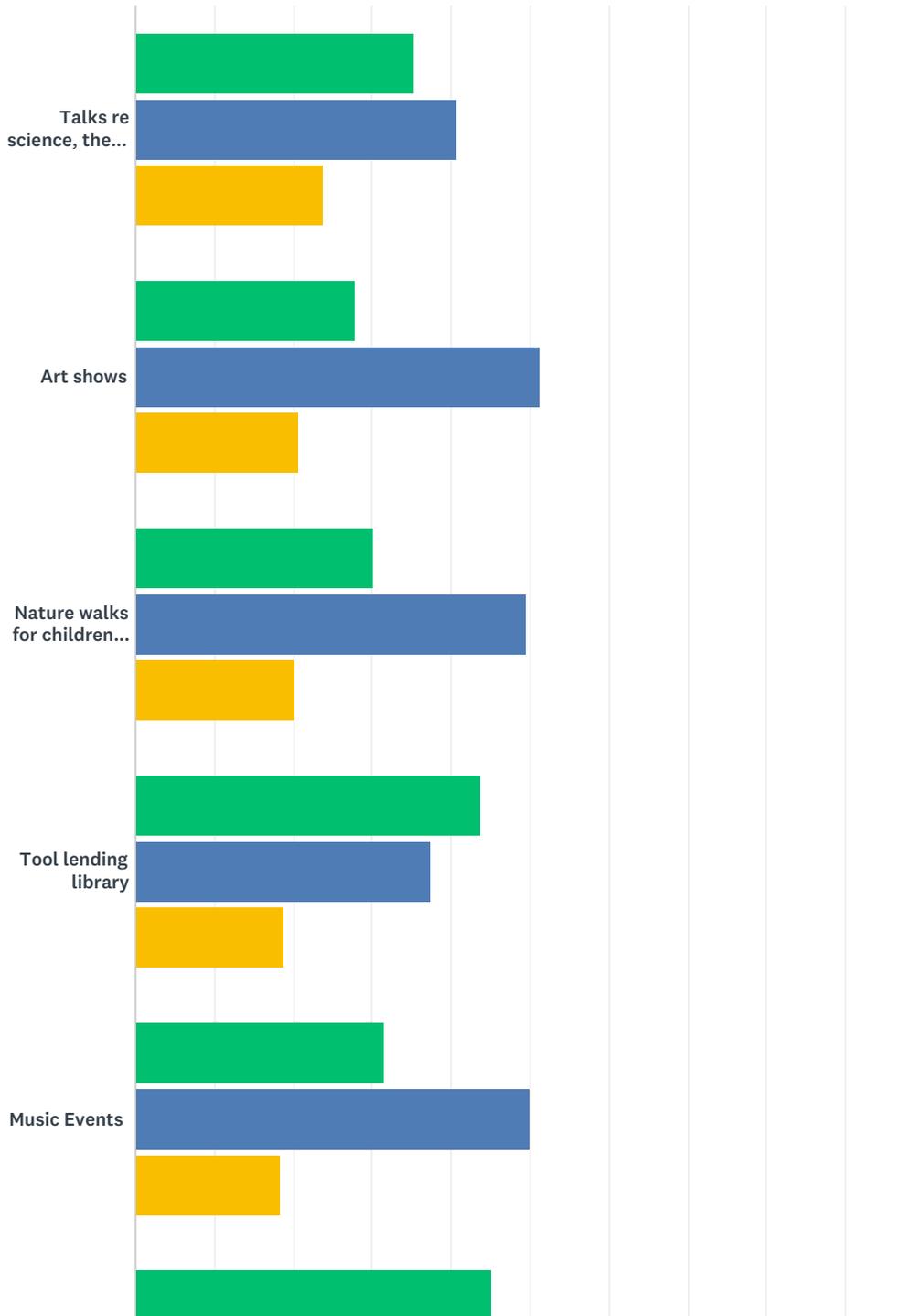
Answered: 114 Skipped: 28

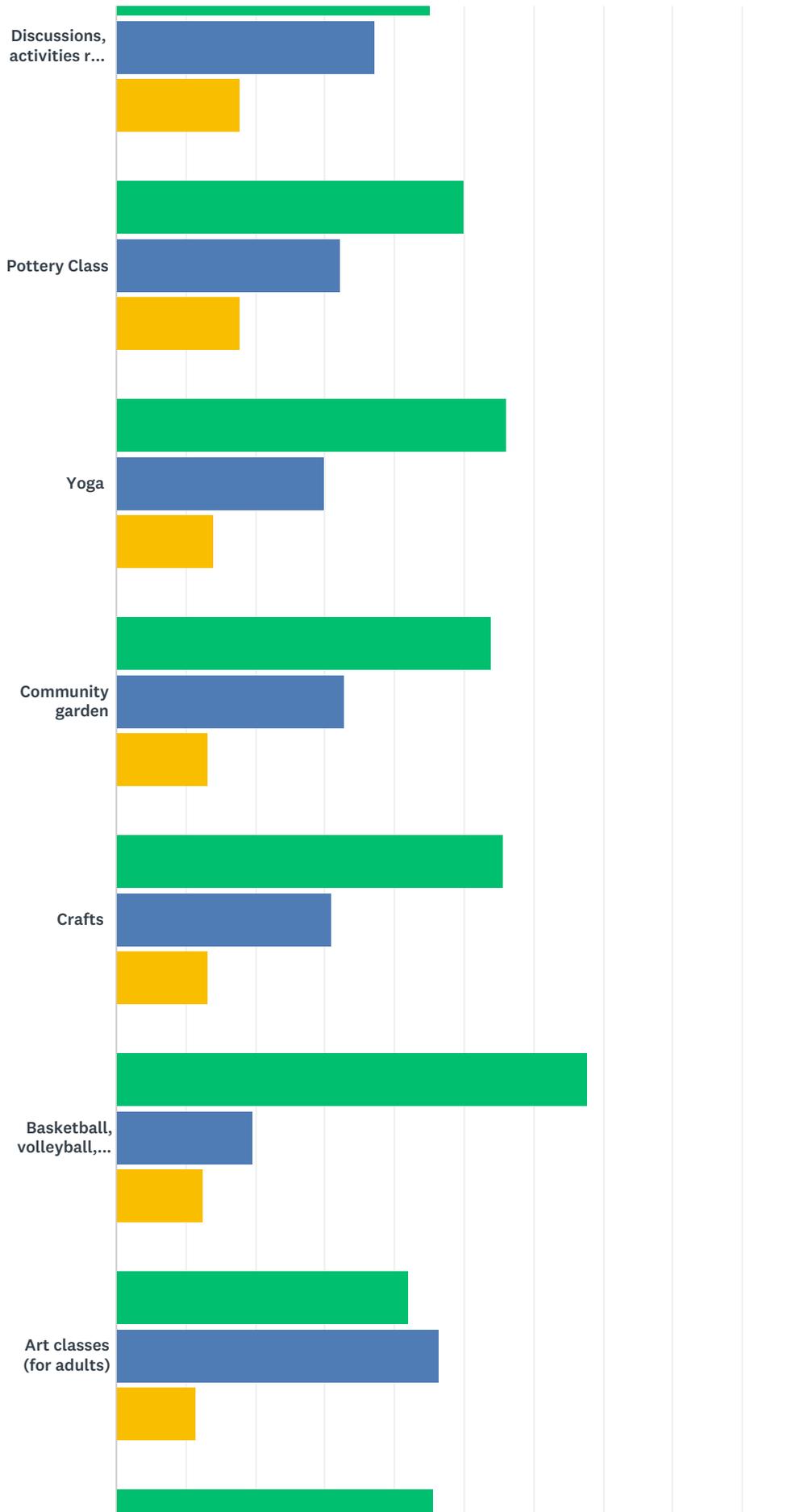


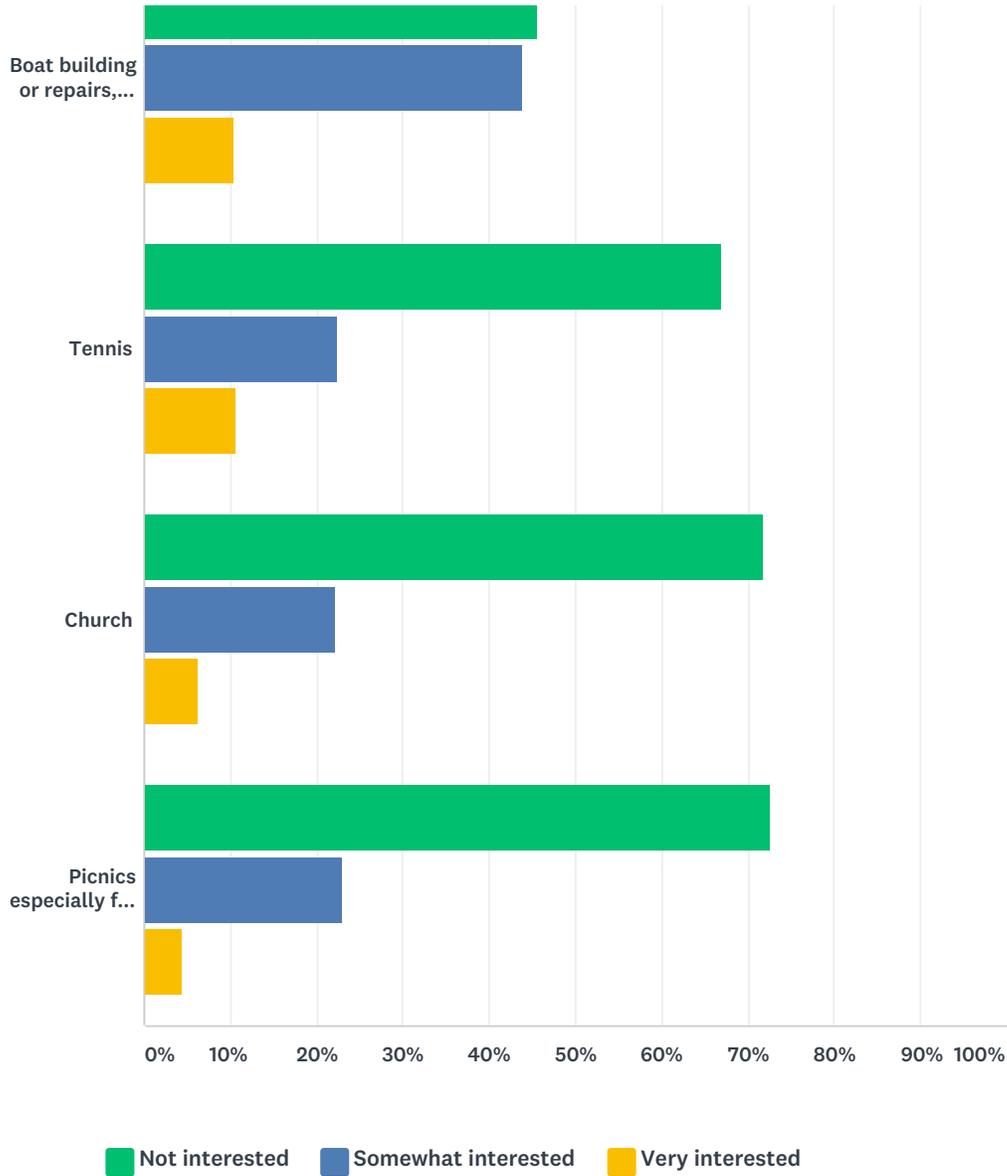
ANSWER CHOICES	RESPONSES	
Extremely interested	7.89%	9
Very interested	17.54%	20
Somewhat interested	33.33%	38
Not so interested	21.93%	25
Not at all interested	20.18%	23
Total Respondents: 114		

Q26 COMMUNITY ACTIVITIES: During the focus groups many ideas were put forward as possible activities and events that could be held at the site. Some are already held at different Club sites or in private cottages. Would you be interested in any of the following possible activities or events being held at the Caretakers site? How interested would you be in these activities?

Answered: 114 Skipped: 28







	NOT INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	TOTAL	WEIGHTED AVERAGE
Talks re science, the environment, indigenous issues, etc.	35.40% 40	40.71% 46	23.89% 27	113	1.88
Art shows	27.93% 31	51.35% 57	20.72% 23	111	1.93
Nature walks for children or adults, perhaps using the wetlands	30.09% 34	49.56% 56	20.35% 23	113	1.90
Tool lending library	43.75% 49	37.50% 42	18.75% 21	112	1.75
Music Events	31.58% 36	50.00% 57	18.42% 21	114	1.87
Discussions, activities re indigenous history, culture, knowledge, etc.	45.13% 51	37.17% 42	17.70% 20	113	1.73
Pottery Class	50.00% 56	32.14% 36	17.86% 20	112	1.68
Yoga	56.14% 64	29.82% 34	14.04% 16	114	1.58

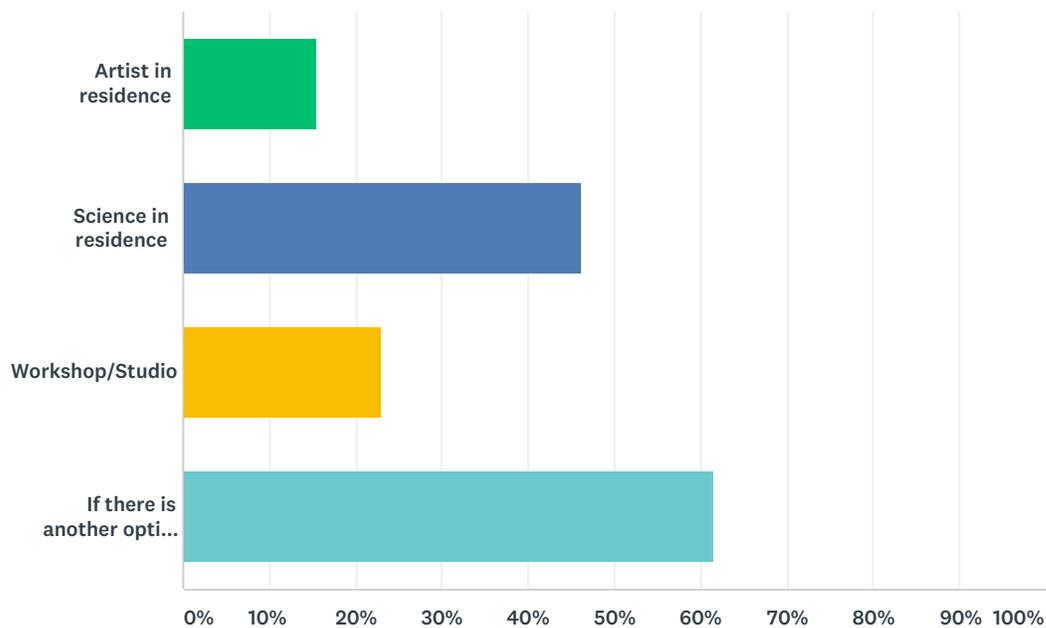
Community Input re: Caretaker Property

SurveyMonkey

Community garden	53.98% 61	32.74% 37	13.27% 15	113	1.59
Crafts	55.75% 63	30.97% 35	13.27% 15	113	1.58
Basketball, volleyball, pickleball, etc.	67.86% 76	19.64% 22	12.50% 14	112	1.45
Art classes (for adults)	41.96% 47	46.43% 52	11.61% 13	112	1.70
Boat building or repairs, including recanvassing canoes	45.61% 52	43.86% 50	10.53% 12	114	1.65
Tennis	66.96% 75	22.32% 25	10.71% 12	112	1.44
Church	71.68% 81	22.12% 25	6.19% 7	113	1.35
Picnics especially for families with young children	72.57% 82	23.01% 26	4.42% 5	113	1.32

Q27 CHAMPIONS: These options need champions/champion groups to fully develop the idea, and present a business case for them. These ideas if developed by champions will be presented as part of the Report and fully developed options. Ideas without significant momentum and champions will not be developed. Are you interested in championing, including identifying and securing revenues required? If so, please check which options you are interested in championing, and provide us with your email address or phone number in the 'Other Option' box at the bottom of the answers.

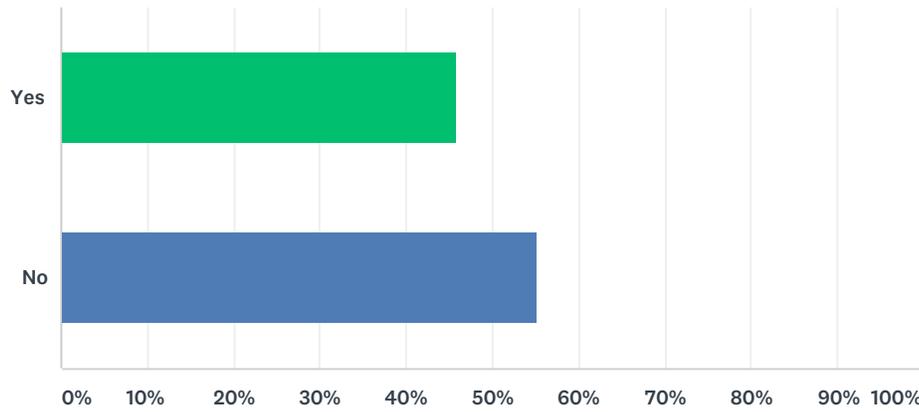
Answered: 13 Skipped: 129



ANSWER CHOICES	RESPONSES
Artist in residence	15.38% 2
Science in residence	46.15% 6
Workshop/Studio	23.08% 3
If there is another option for the Site that you would be interested in Championing, please let us know. (and provide your email address or phone number if you are interested in championing any option.	61.54% 8
Total Respondents: 13	

Q28 In 2019, would you be willing to help facilitate an activity by volunteering some of your time to help prepare or clean up after an event?

Answered: 107 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	45.79%	49
No	55.14%	59
Total Respondents: 107		

Q29 Which site are you associated with? (Please enter Site Number or Cottage Owner's name)

Answered: 101 Skipped: 41

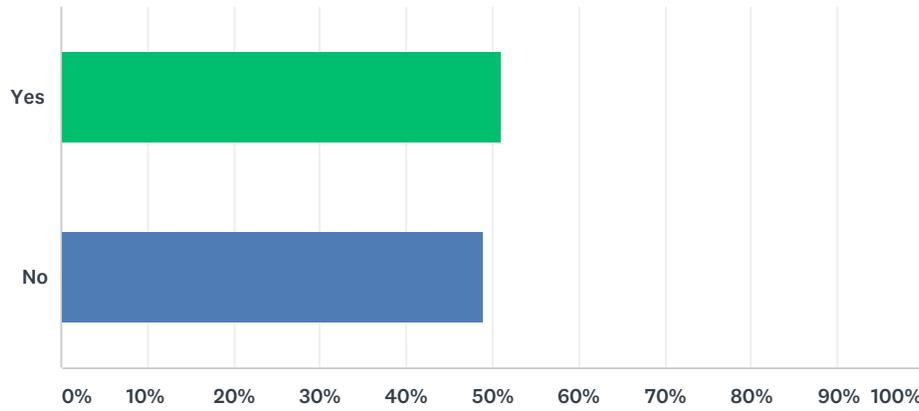
Appendix H: Survey 2 2019 Results

Q1 Which site are you associated with? (Please enter Site Number or Cottage Owner's name)

Answered: 132 Skipped: 9

Q2 Are you the voting member for the site?

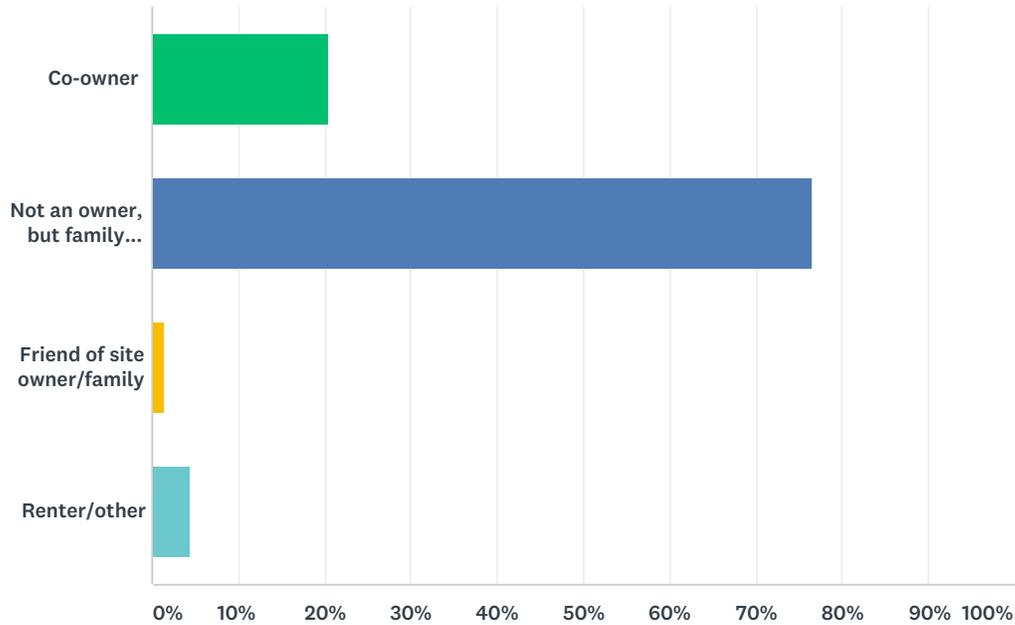
Answered: 137 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	51.09%	70
No	48.91%	67
TOTAL		137

Q3 If not the voting member, what is your connection to the site?

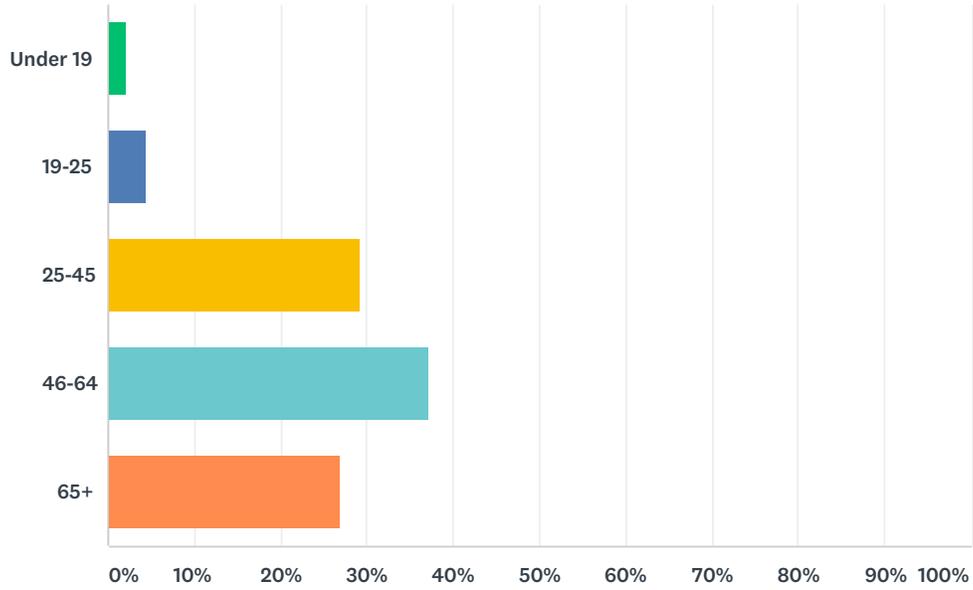
Answered: 68 Skipped: 73



ANSWER CHOICES	RESPONSES	
Co-owner	20.59%	14
Not an owner, but family member of site owner(s)	76.47%	52
Friend of site owner/family	1.47%	1
Renter/other	4.41%	3
Total Respondents: 68		

Q4 What is your age?

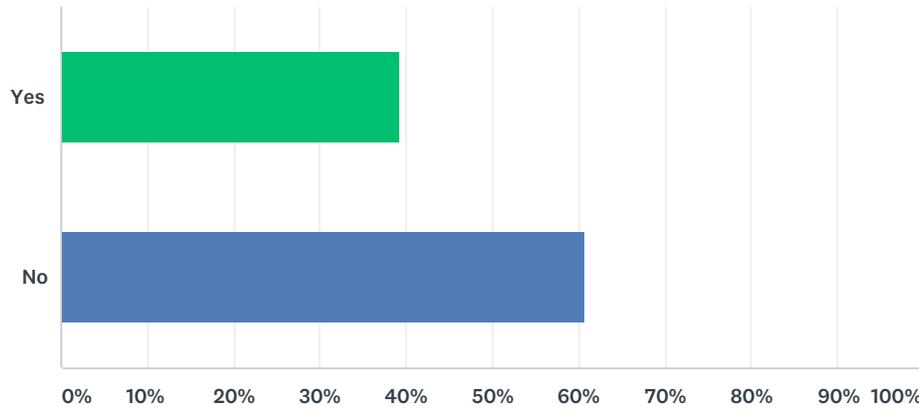
Answered: 137 Skipped: 4



ANSWER CHOICES	RESPONSES
Under 19	2.19% 3
19-25	4.38% 6
25-45	29.20% 40
46-64	37.23% 51
65+	27.01% 37
Total Respondents: 137	

Q5 Did you fill out the previous survey in the fall or winter ?

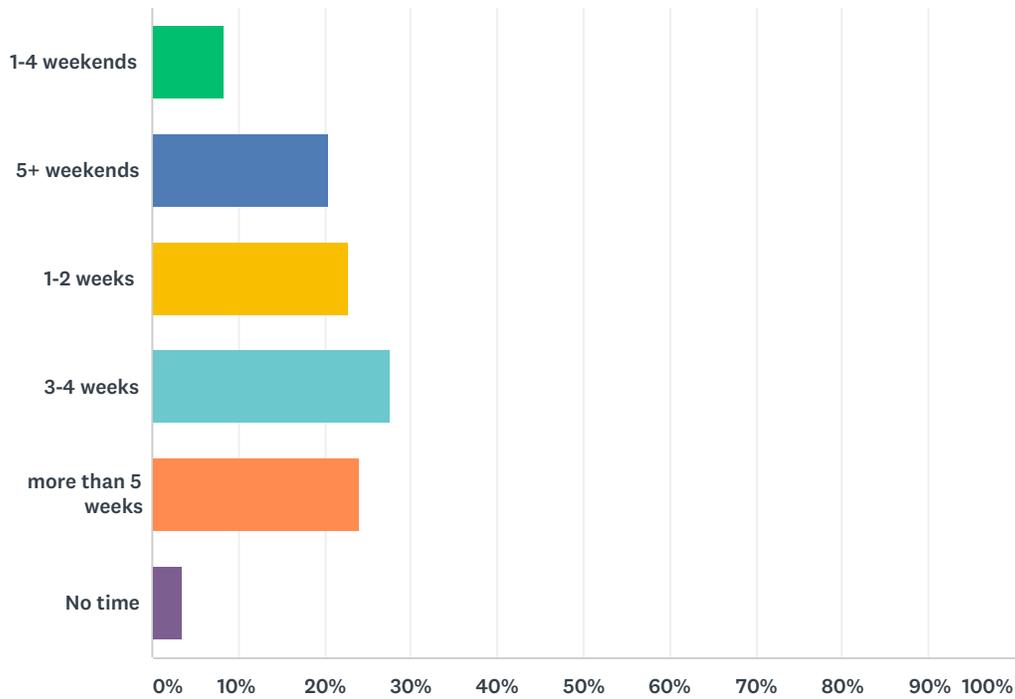
Answered: 140 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	39.29%	55
No	60.71%	85
Total Respondents: 140		

Q6 How much time, approximately, do you spend in the Bay each year? (Summer months)

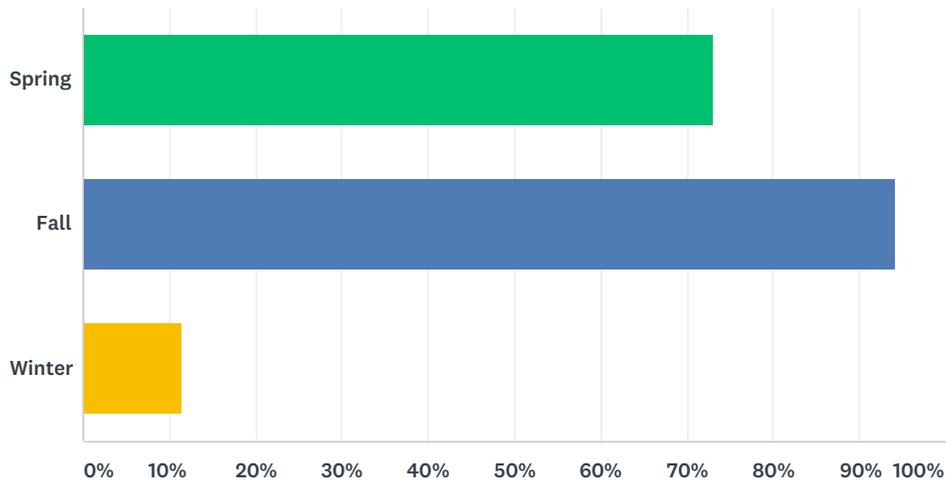
Answered: 83 Skipped: 58



ANSWER CHOICES	RESPONSES	
1-4 weekends	8.43%	7
5+ weekends	20.48%	17
1-2 weeks	22.89%	19
3-4 weeks	27.71%	23
more than 5 weeks	24.10%	20
No time	3.61%	3
Total Respondents: 83		

Q7 Do you spend time at Go Home in the off season (other than weekends)? (Check all that apply)

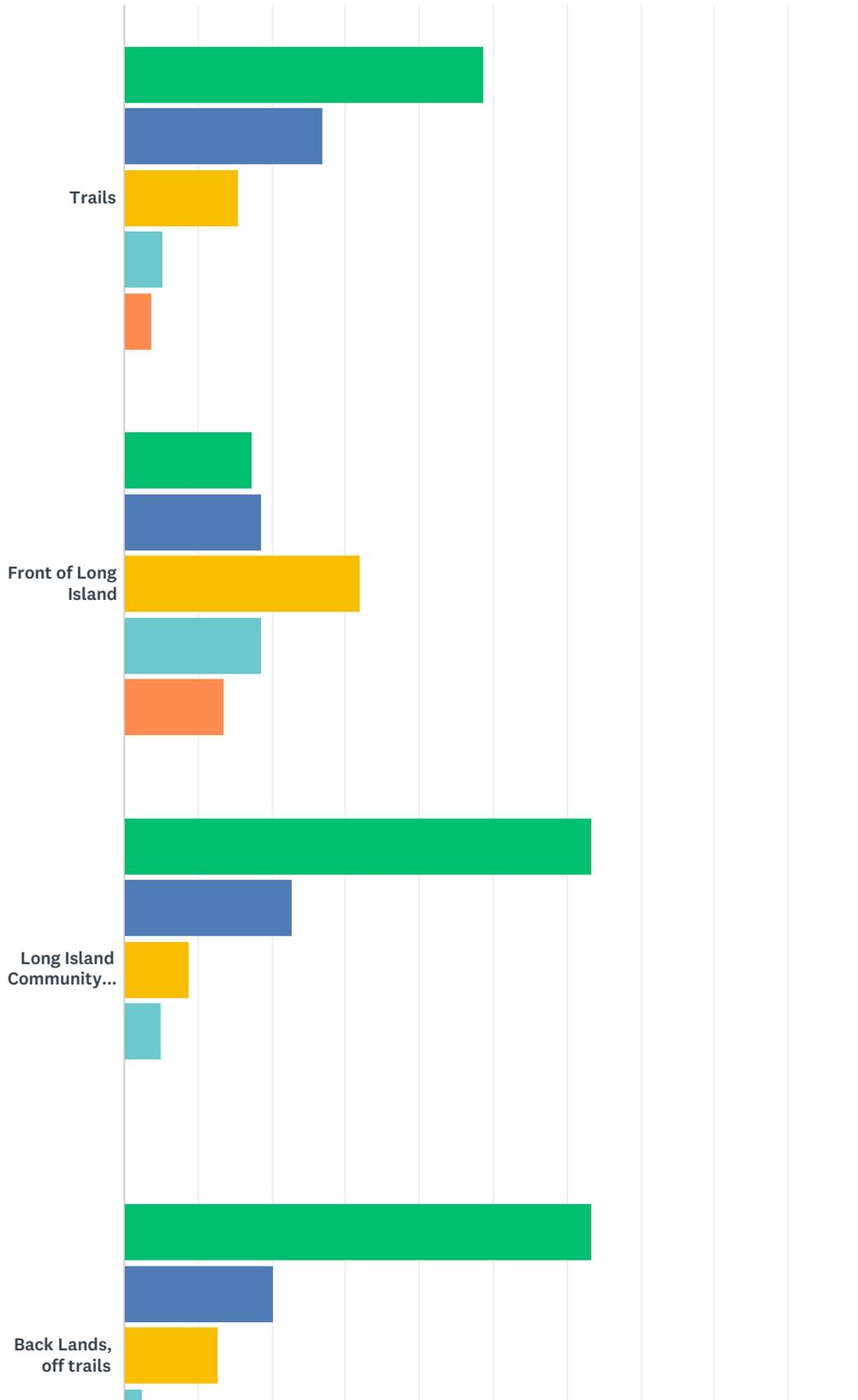
Answered: 52 Skipped: 89

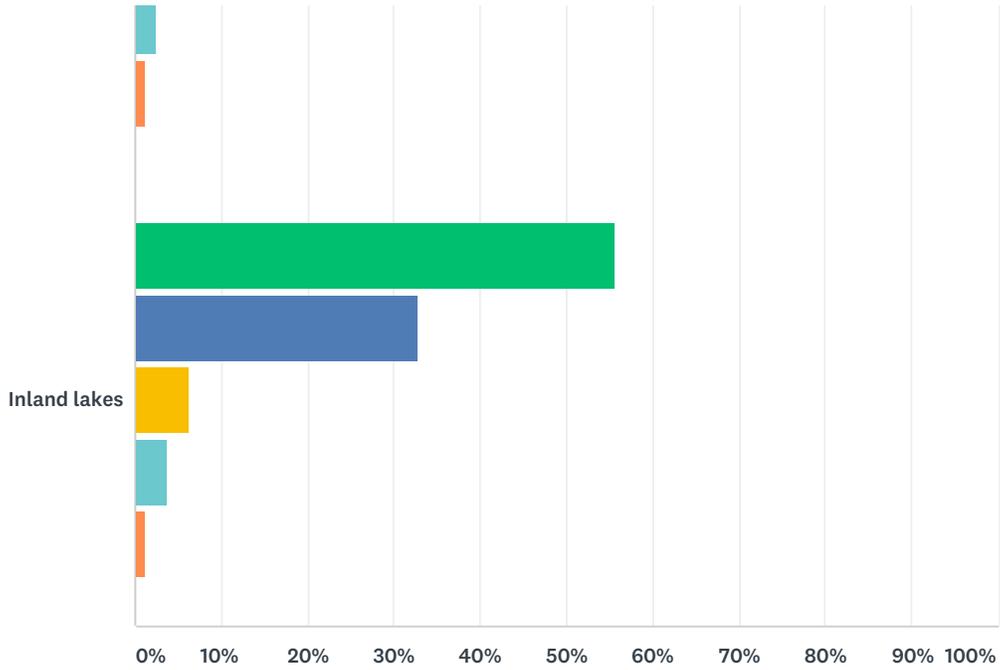


ANSWER CHOICES	RESPONSES
Spring	73.08% 38
Fall	94.23% 49
Winter	11.54% 6
Total Respondents: 52	

Q8 In the past 3 years, how often have you used other Club vacant lands?

Answered: 83 Skipped: 58



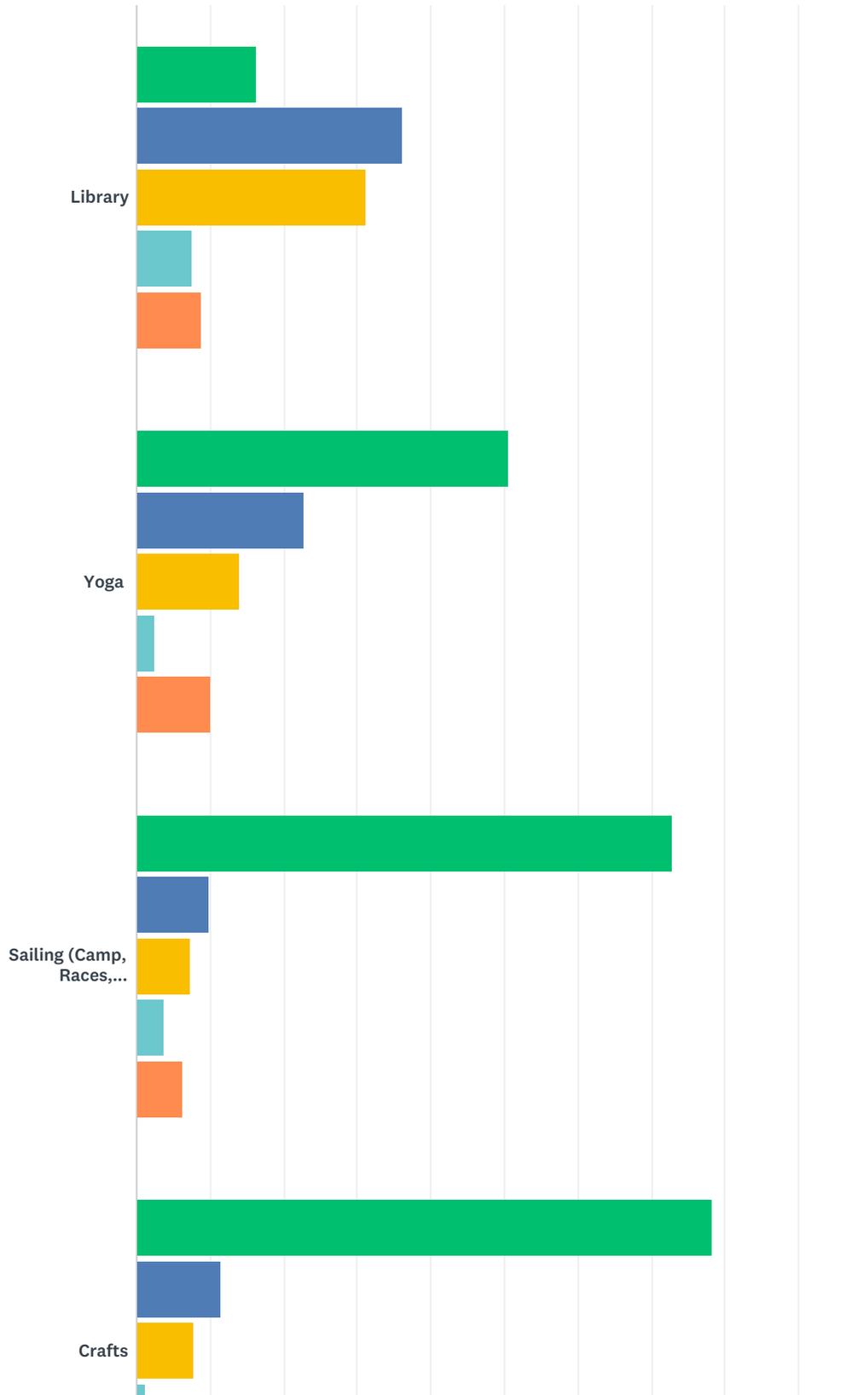


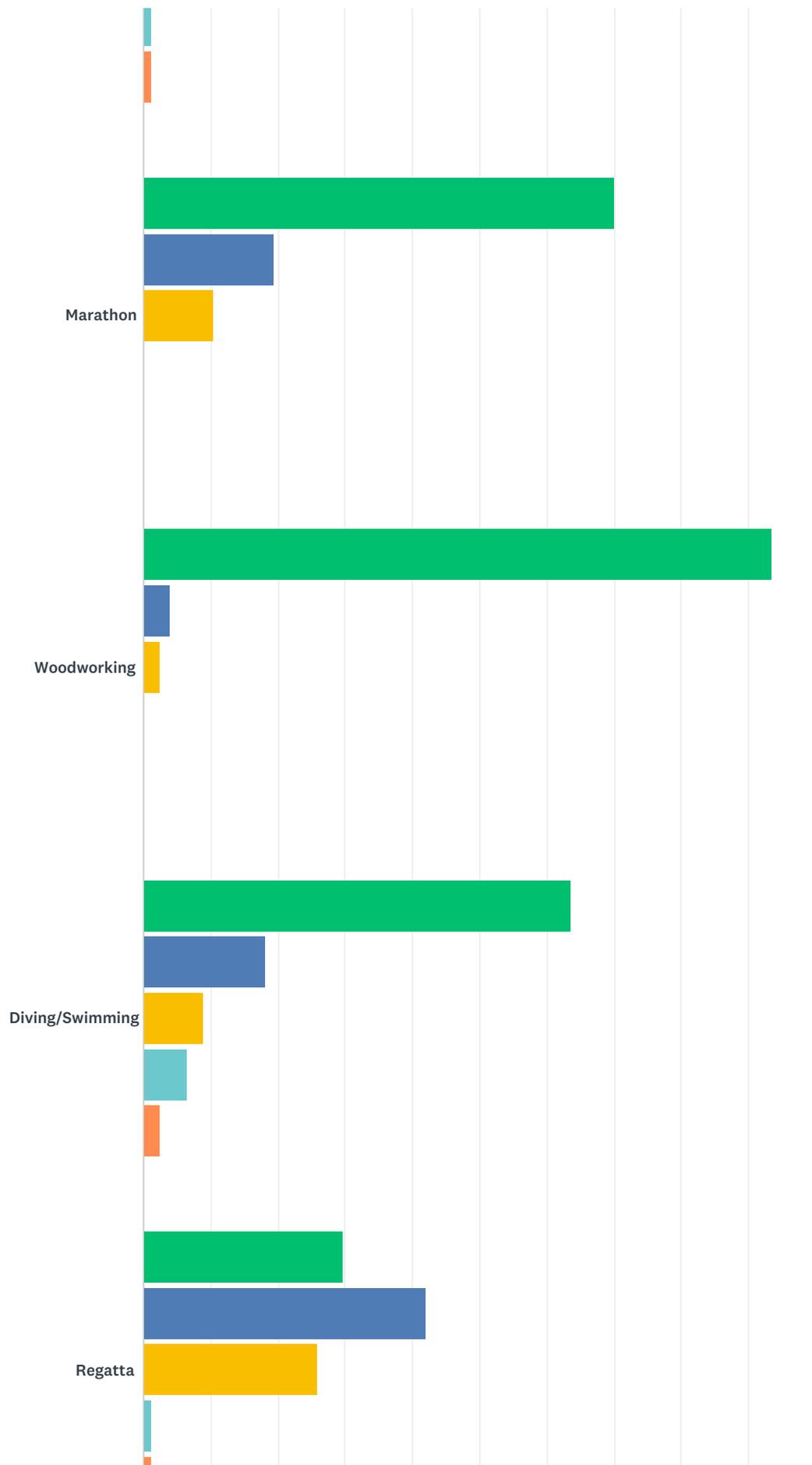
■ Not at all
 ■ 1-3 times in past 3 yrs
 ■ 1-3 times annually
■ 4-7 times annually
 ■ 8 + times annually

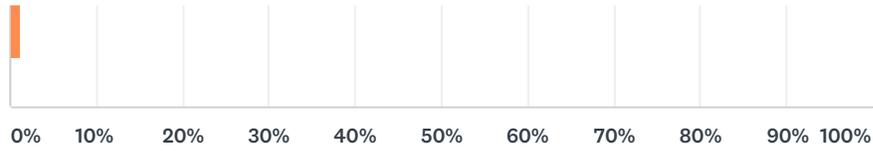
	NOT AT ALL	1-3 TIMES IN PAST 3 YRS	1-3 TIMES ANNUALLY	4-7 TIMES ANNUALLY	8 + TIMES ANNUALLY	TOTAL	WEIGHTED AVERAGE
Trails	48.72% 38	26.92% 21	15.38% 12	5.13% 4	3.85% 3	78	1.88
Front of Long Island	17.28% 14	18.52% 15	32.10% 26	18.52% 15	13.58% 11	81	2.93
Long Island Community Picnics	63.29% 50	22.78% 18	8.86% 7	5.06% 4	0.00% 0	79	1.56
Back Lands, off trails	63.29% 50	20.25% 16	12.66% 10	2.53% 2	1.27% 1	79	1.58
Inland lakes	55.70% 44	32.91% 26	6.33% 5	3.80% 3	1.27% 1	79	1.62

Q9 In the past 3 years, which activities did you take part in at the main dock?

Answered: 83 Skipped: 58





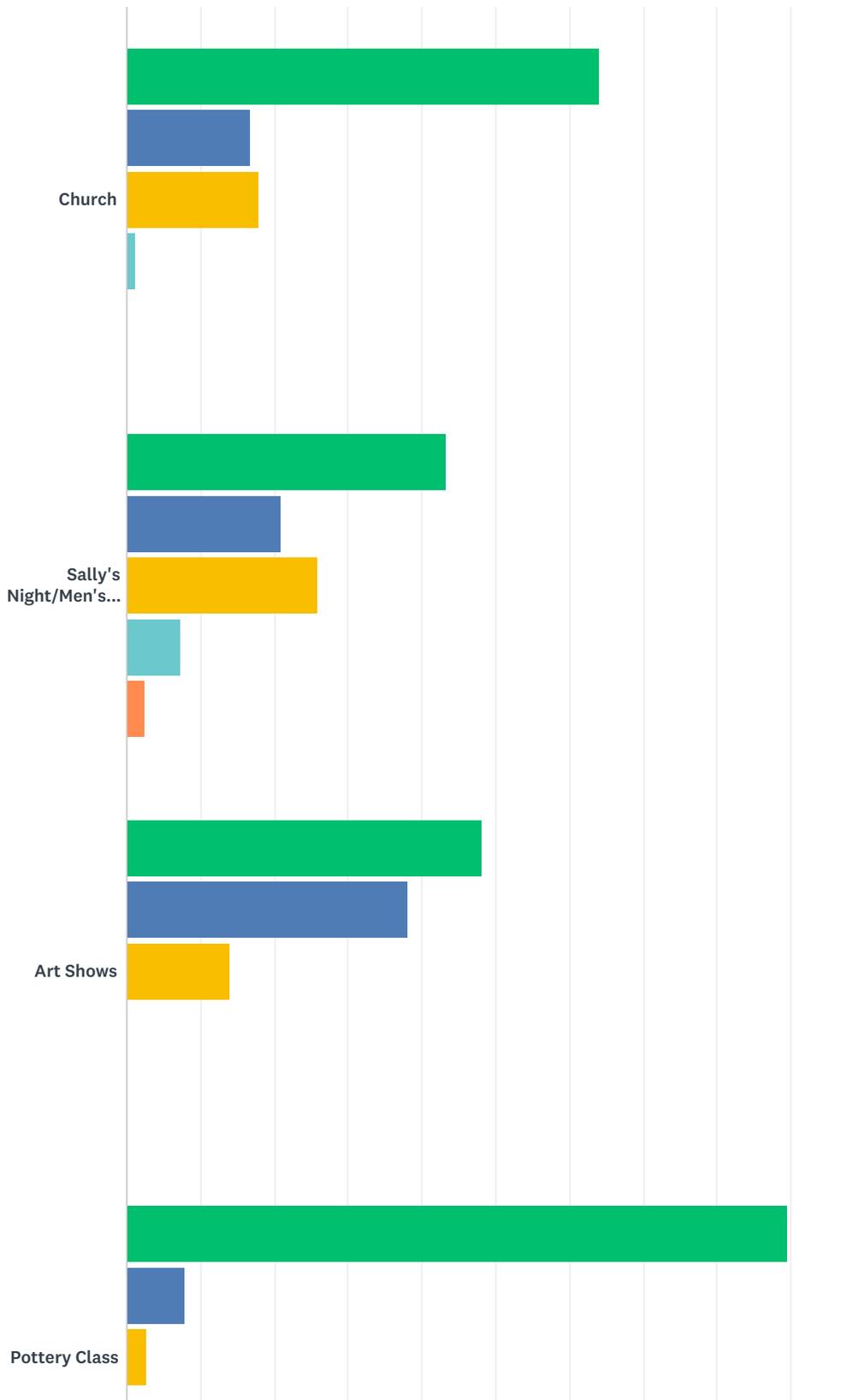


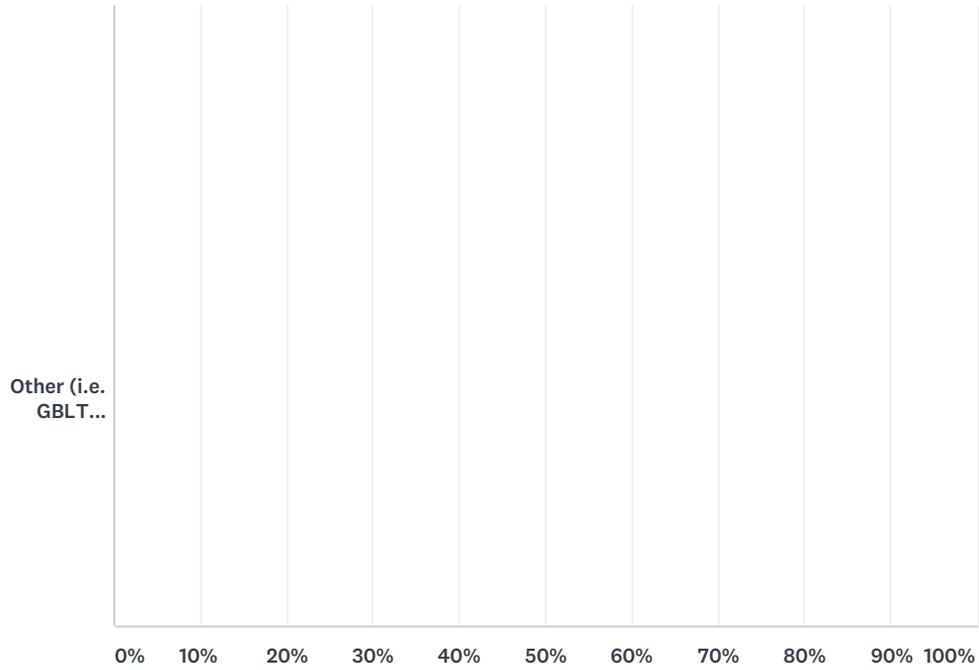
■ Not at all
 ■ 1-3 times in past 3 years
 ■ 1-3 times annually
■ 4-7 times annually
 ■ 8 + times annually

	NOT AT ALL	1-3 TIMES IN PAST 3 YEARS	1-3 TIMES ANNUALLY	4-7 TIMES ANNUALLY	8 + TIMES ANNUALLY	TOTAL	WEIGHTED AVERAGE
Library	16.25% 13	36.25% 29	31.25% 25	7.50% 6	8.75% 7	80	2.56
Yoga	50.63% 40	22.78% 18	13.92% 11	2.53% 2	10.13% 8	79	1.99
Sailing (Camp, Races, Fundraiser)	72.84% 59	9.88% 8	7.41% 6	3.70% 3	6.17% 5	81	1.60
Crafts	78.21% 61	11.54% 9	7.69% 6	1.28% 1	1.28% 1	78	1.36
Marathon	70.13% 54	19.48% 15	10.39% 8	0.00% 0	0.00% 0	77	1.40
Woodworking	93.51% 72	3.90% 3	2.60% 2	0.00% 0	0.00% 0	77	1.09
Diving/Swimming	63.64% 49	18.18% 14	9.09% 7	6.49% 5	2.60% 2	77	1.66
Regatta	29.63% 24	41.98% 34	25.93% 21	1.23% 1	1.23% 1	81	2.02

Q10 In the past 3 years which events have you taken part in at other people's cottages?

Answered: 82 Skipped: 59



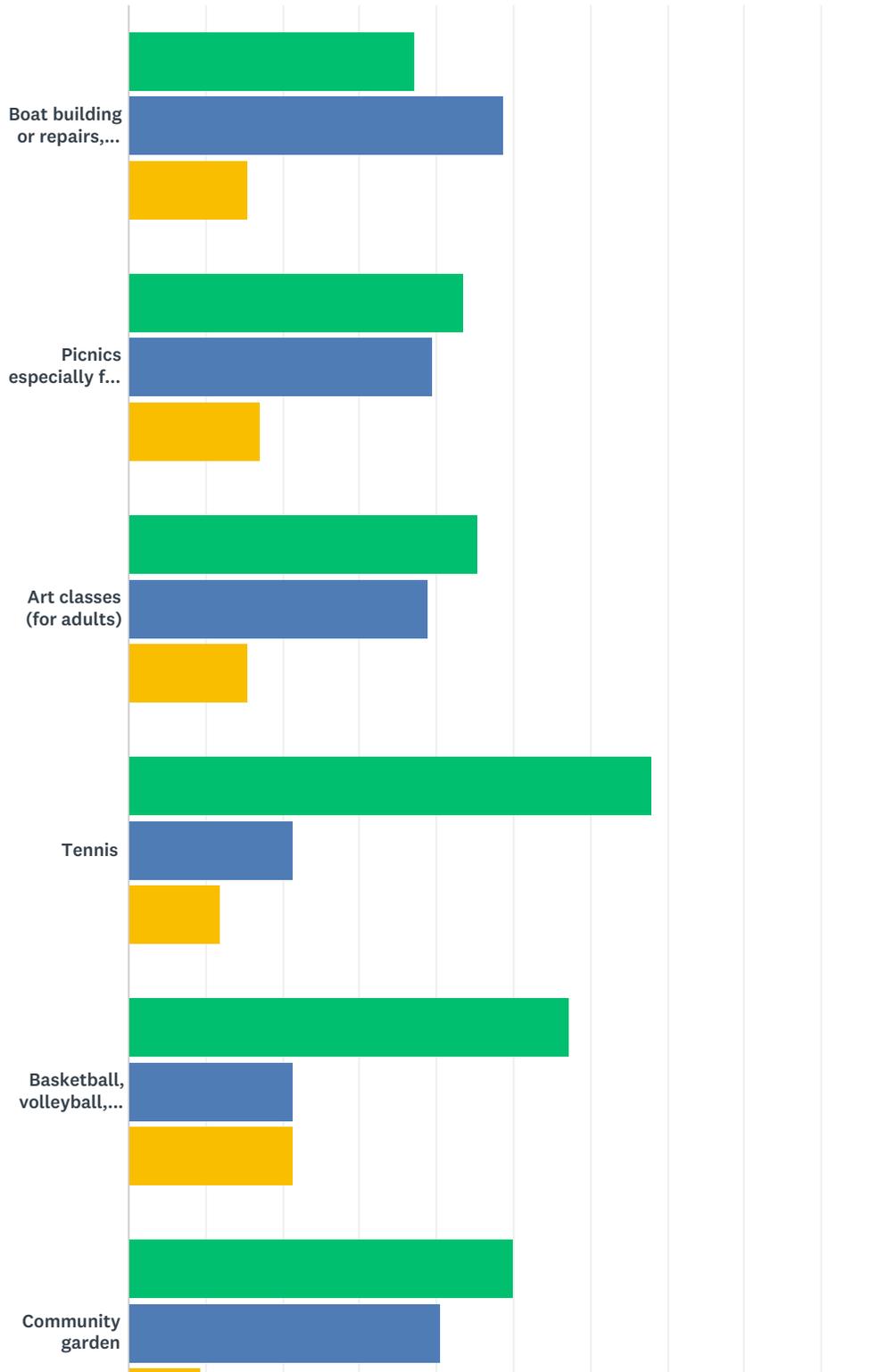


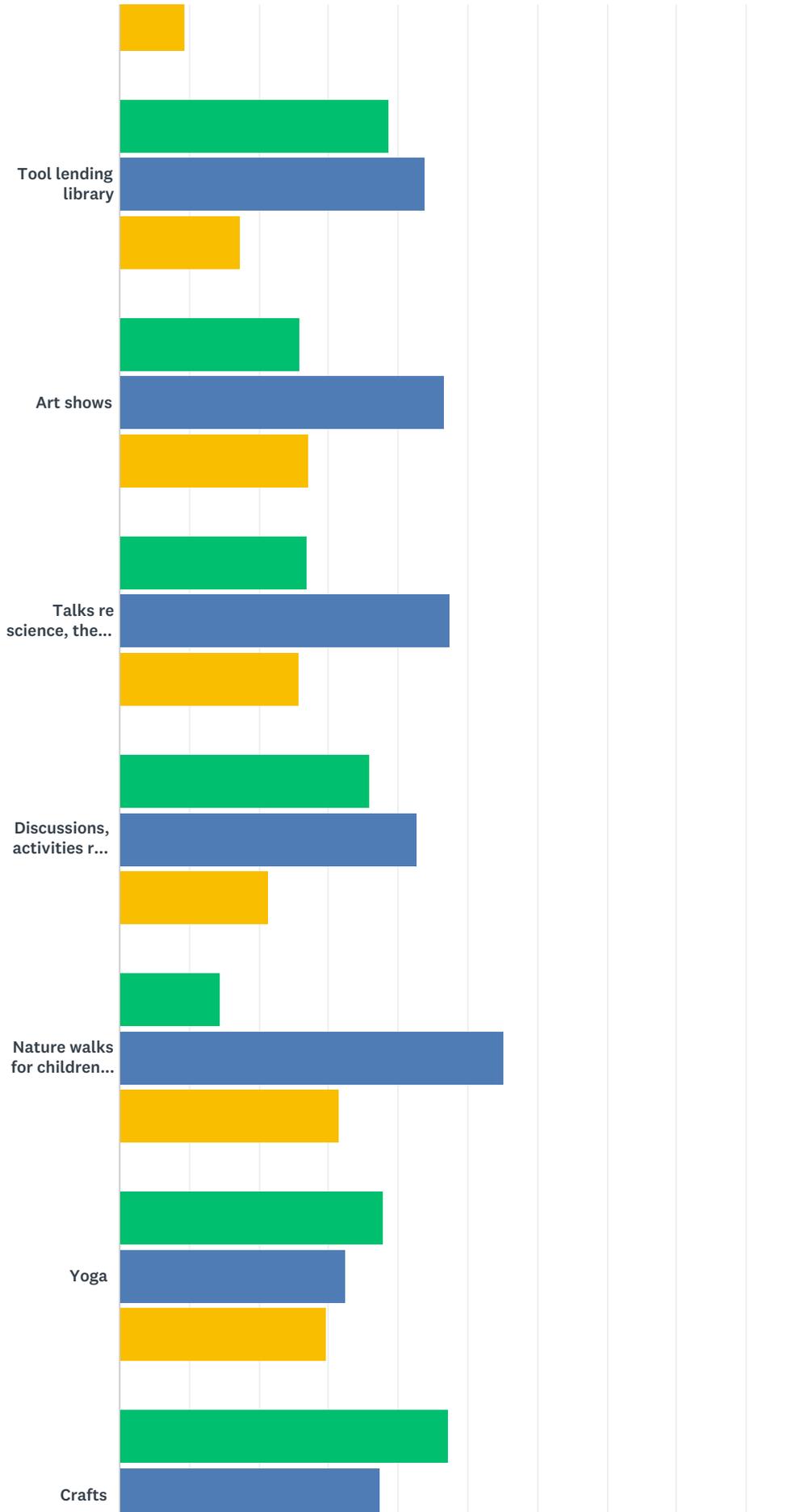
■ Not at all
 ■ 1-3 times in past 3 years
 ■ 1-3 times annually
■ 4-7 times annually
 ■ 8+ times annually

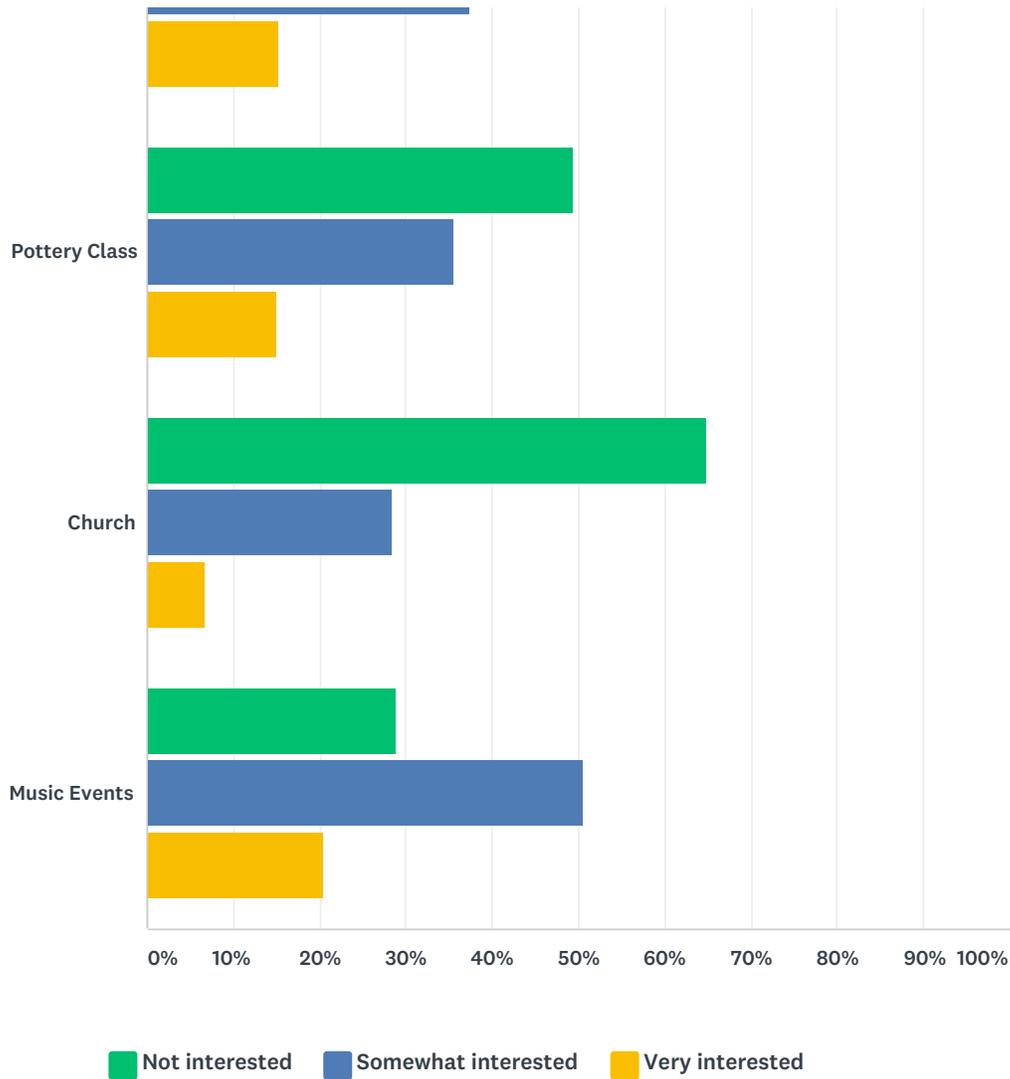
	NOT AT ALL	1-3 TIMES IN PAST 3 YEARS	1-3 TIMES ANNUALLY	4-7 TIMES ANNUALLY	8+ TIMES ANNUALLY	TOTAL	WEIGHTED AVERAGE
Church	64.10% 50	16.67% 13	17.95% 14	1.28% 1	0.00% 0	78	1.56
Sally's Night/Men's Night	43.21% 35	20.99% 17	25.93% 21	7.41% 6	2.47% 2	81	2.05
Art Shows	48.10% 38	37.97% 30	13.92% 11	0.00% 0	0.00% 0	79	1.66
Pottery Class	89.47% 68	7.89% 6	2.63% 2	0.00% 0	0.00% 0	76	1.13
Other (i.e. GBLT Presentations Truth & Reconciliation Planning Group), please specify	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00

Q11 COMMUNITY ACTIVITIES: During the focus groups in 2018 many ideas were put forward as possible activities and events that could be held at the site. Some are already held at different Club sites or in private cottages. How interested would you be in these suggested activities?

Answered: 79 Skipped: 62





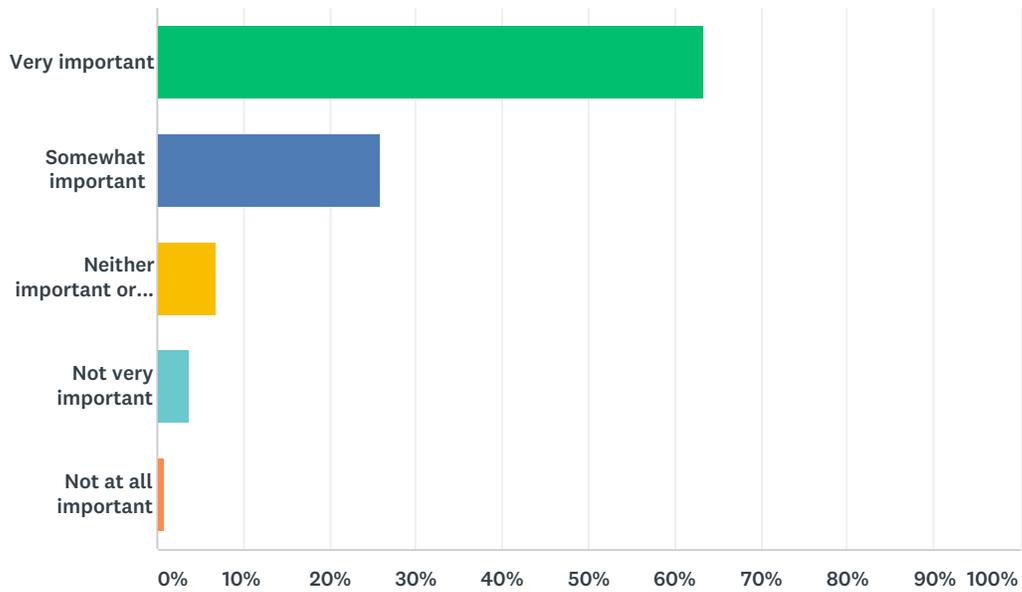


	NOT INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	TOTAL RESPONDENTS
Boat building or repairs, including recanvassing canoes	37.18% 29	48.72% 38	15.38% 12	78
Picnics especially for families with young children	43.42% 33	39.47% 30	17.11% 13	76
Art classes (for adults)	45.45% 35	38.96% 30	15.58% 12	77
Tennis	68.00% 51	21.33% 16	12.00% 9	75
Basketball, volleyball, pickleball, etc.	57.33% 43	21.33% 16	21.33% 16	75
Community garden	50.00% 37	40.54% 30	9.46% 7	74
Tool lending library	38.67% 29	44.00% 33	17.33% 13	75
Art shows	25.97% 20	46.75% 36	27.27% 21	77
Talks re science, the environment, indigenous issues, etc.	26.92% 21	47.44% 37	25.64% 20	78

Discussions, activities re indigenous history, culture, knowledge, etc.	36.00% 27	42.67% 32	21.33% 16	75
Nature walks for children or adults, perhaps using the wetlands	14.47% 11	55.26% 42	31.58% 24	76
Yoga	37.84% 28	32.43% 24	29.73% 22	74
Crafts	47.22% 34	37.50% 27	15.28% 11	72
Pottery Class	49.32% 36	35.62% 26	15.07% 11	73
Church	64.86% 48	28.38% 21	6.76% 5	74
Music Events	28.77% 21	50.68% 37	20.55% 15	73

Q12 How important do you think it is to have a community hub or facility for community programs, activities and events?

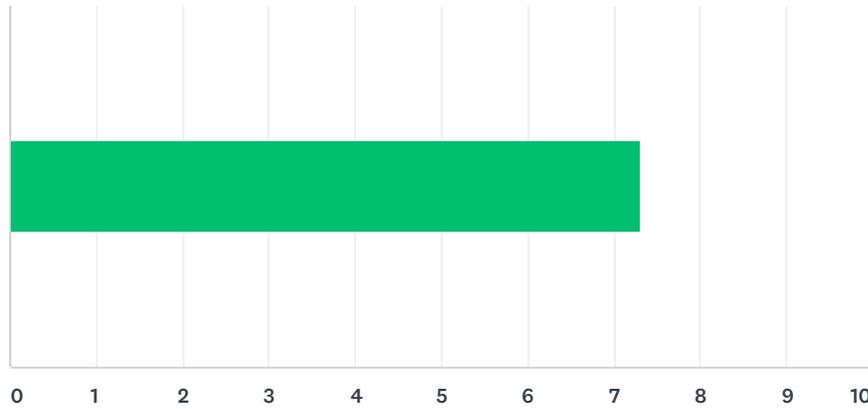
Answered: 131 Skipped: 10



ANSWER CHOICES	RESPONSES	
Very important	63.36%	83
Somewhat important	25.95%	34
Neither important or not important	6.87%	9
Not very important	3.82%	5
Not at all important	0.76%	1
Total Respondents: 131		

Q13 On a scale of 1 to 10, how would you rate the suitability of the Main Dock for a community hub?

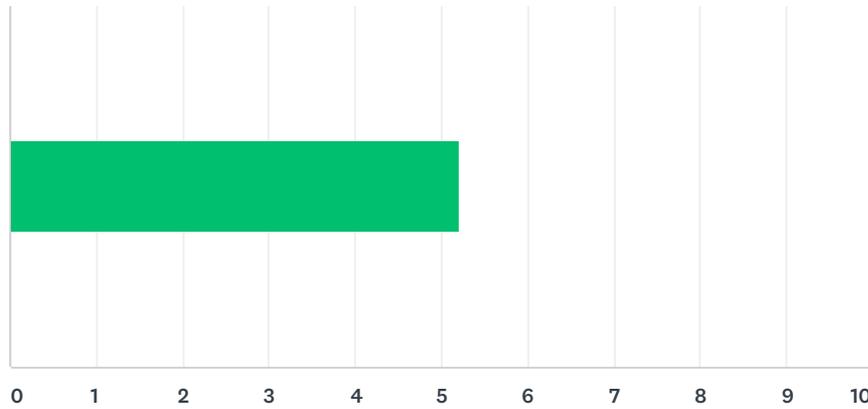
Answered: 132 Skipped: 9



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	964	132
Total Respondents: 132			

Q14 On a scale of 1 to 10, how would you rate the suitability of the former Caretaker's SITE for a community hub?

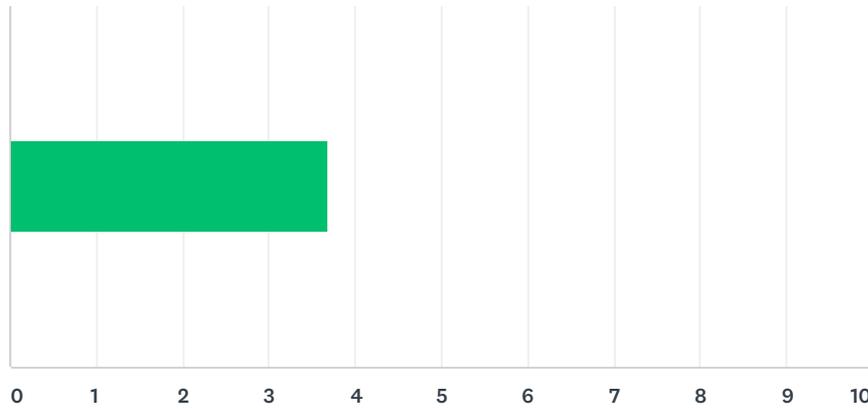
Answered: 129 Skipped: 12



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	673	129
Total Respondents: 129			

Q15 On a scale of 1 to 10, how would you rate the suitability of the former Caretaker's HOUSE for a community hub?

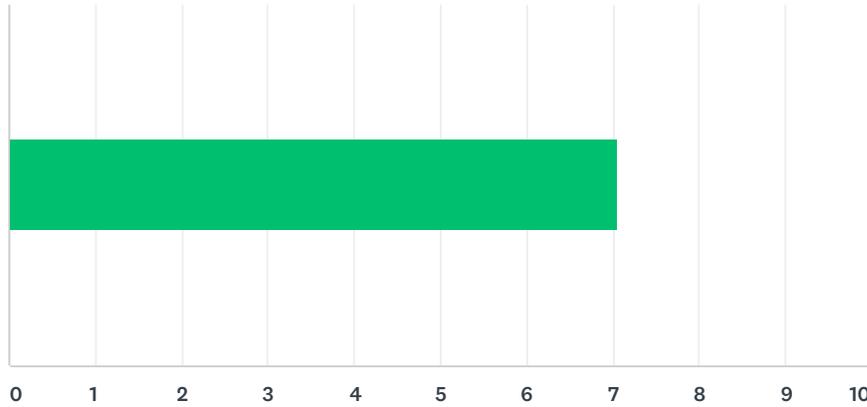
Answered: 129 Skipped: 12



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	475	129
Total Respondents: 129			

Q16 On a scale of 1 to 10, how important to you is the Regatta Party?

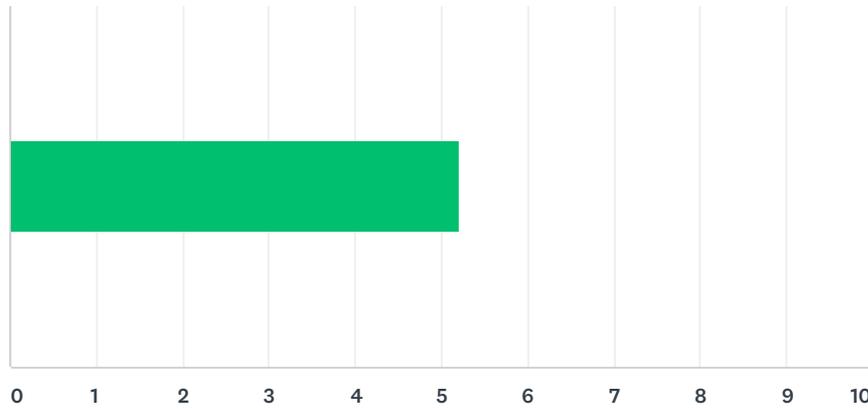
Answered: 132 Skipped: 9



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	931	132
Total Respondents: 132			

Q17 On a scale of 1 to 10, how important to you is hosting the Regatta Party at the former Caretaker's SITE ?

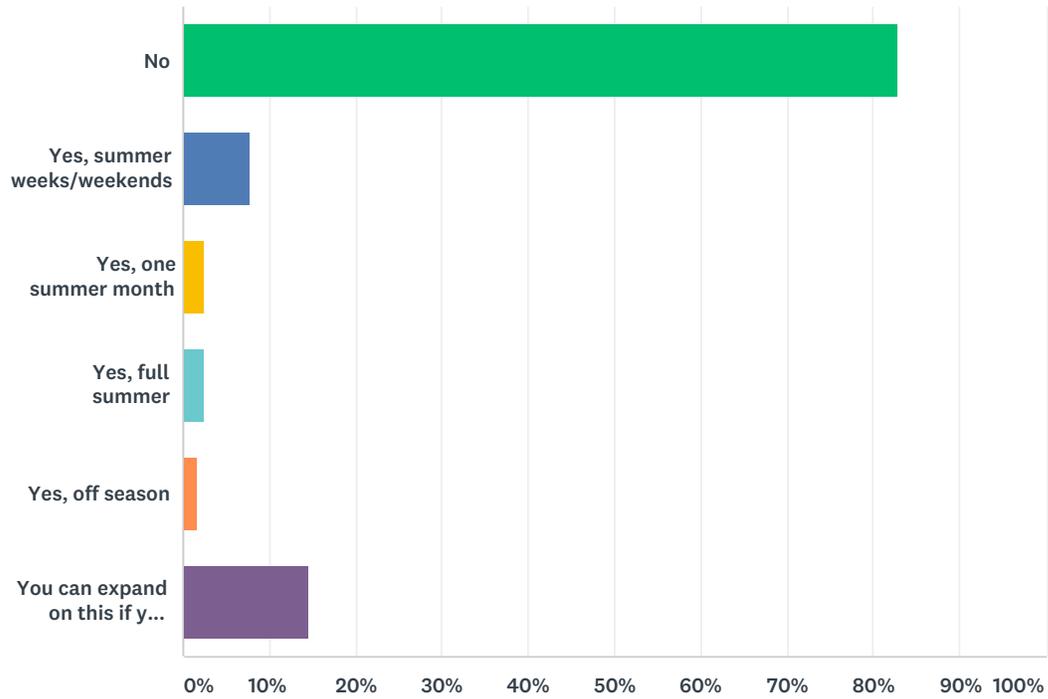
Answered: 131 Skipped: 10



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	683	131
Total Respondents: 131			

Q18 If you own a cottage, do you rent it to others?

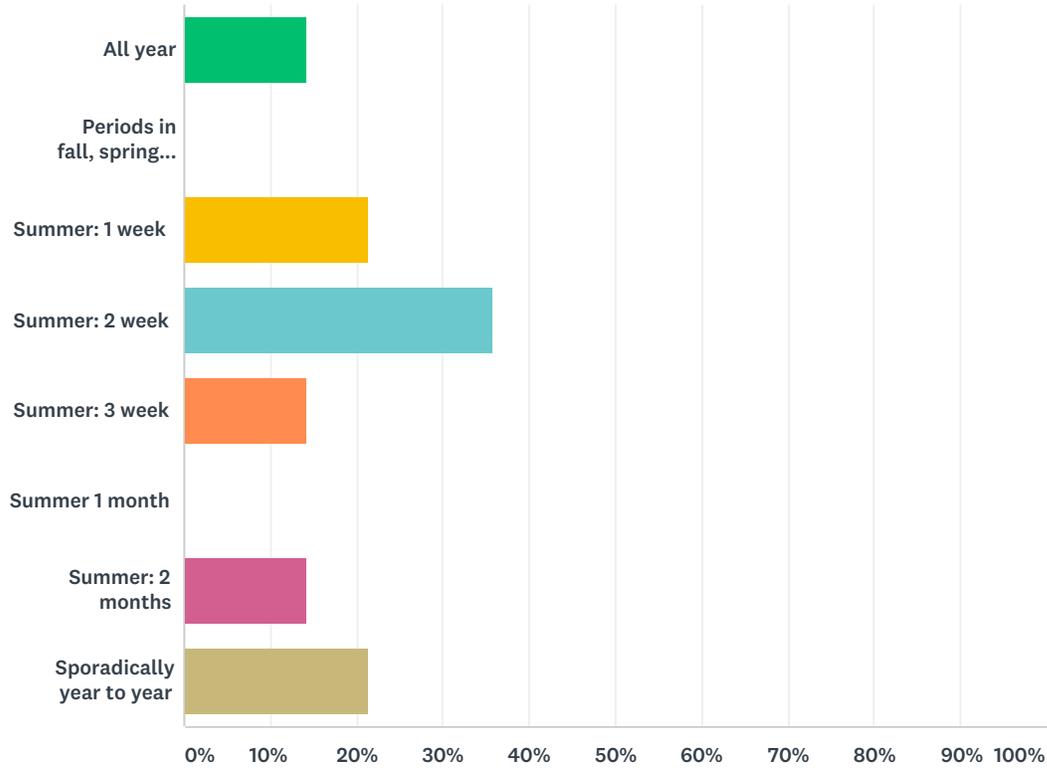
Answered: 116 Skipped: 25



ANSWER CHOICES	RESPONSES	
No	82.76%	96
Yes, summer weeks/weekends	7.76%	9
Yes, one summer month	2.59%	3
Yes, full summer	2.59%	3
Yes, off season	1.72%	2
You can expand on this if you would like	14.66%	17
Total Respondents: 116		

Q19 If you are a renter, how long per season do you rent for typically?

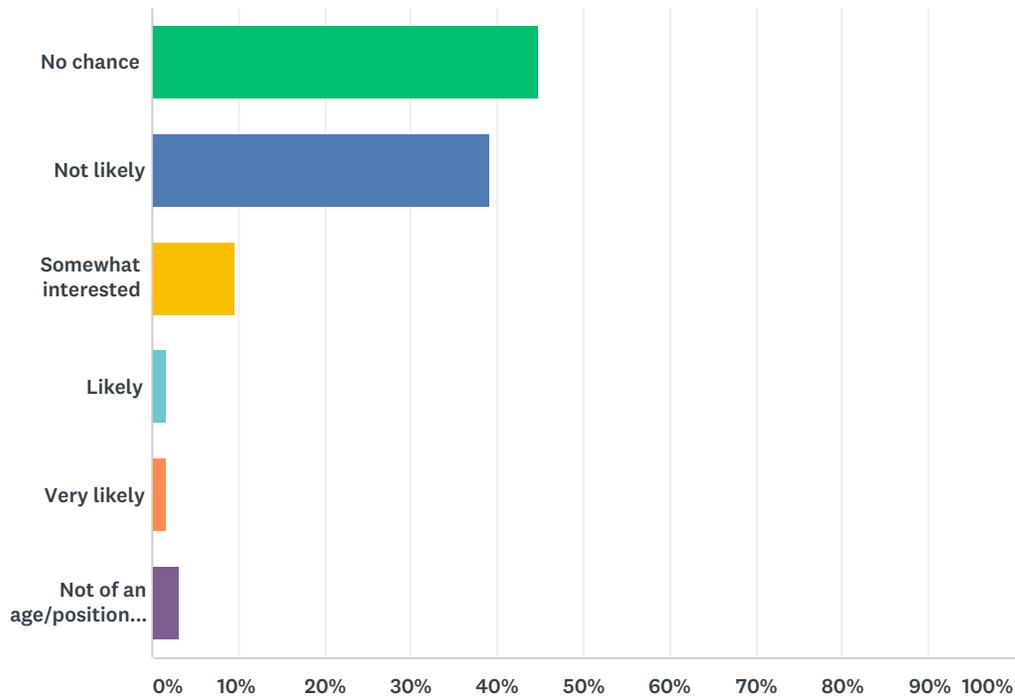
Answered: 14 Skipped: 127



ANSWER CHOICES	RESPONSES
All year	14.29% 2
Periods in fall, spring or winter	0.00% 0
Summer: 1 week	21.43% 3
Summer: 2 week	35.71% 5
Summer: 3 week	14.29% 2
Summer 1 month	0.00% 0
Summer: 2 months	14.29% 2
Sporadically year to year	21.43% 3
Total Respondents: 14	

Q20 Before getting to the subject of a rental price, what is the general likelihood of you being interested in renting the Caretakers House?

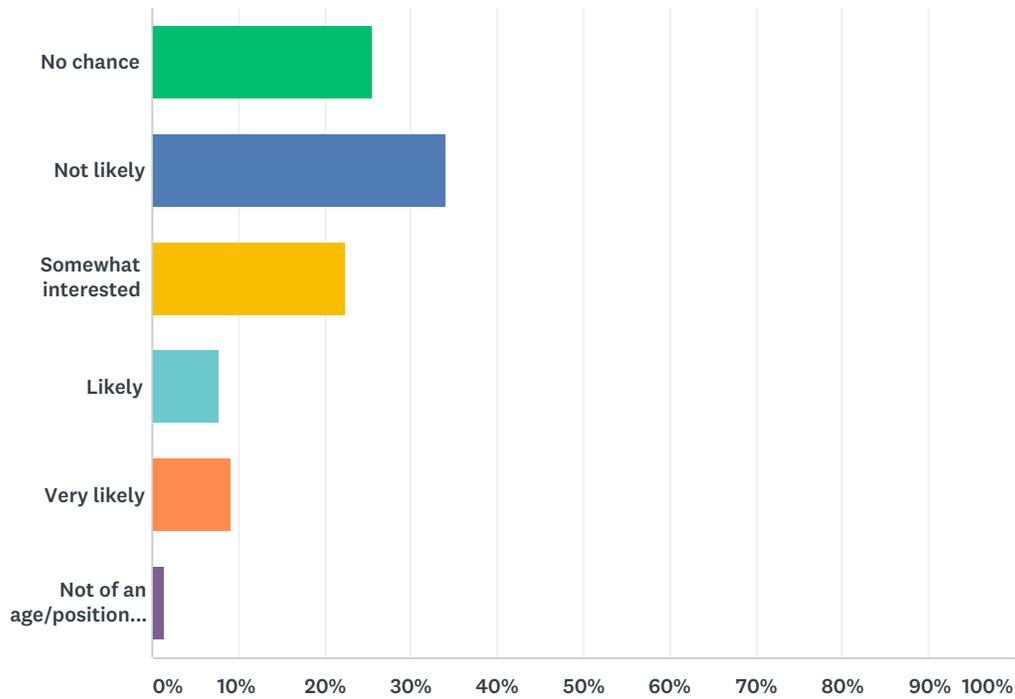
Answered: 125 Skipped: 16



ANSWER CHOICES	RESPONSES	
No chance	44.80%	56
Not likely	39.20%	49
Somewhat interested	9.60%	12
Likely	1.60%	2
Very likely	1.60%	2
Not of an age/position to make this decision	3.20%	4
Total Respondents: 125		

Q21 Again, before getting to the subject of price, generally what is the likelihood of you recommending it for rental to a family member or friend?

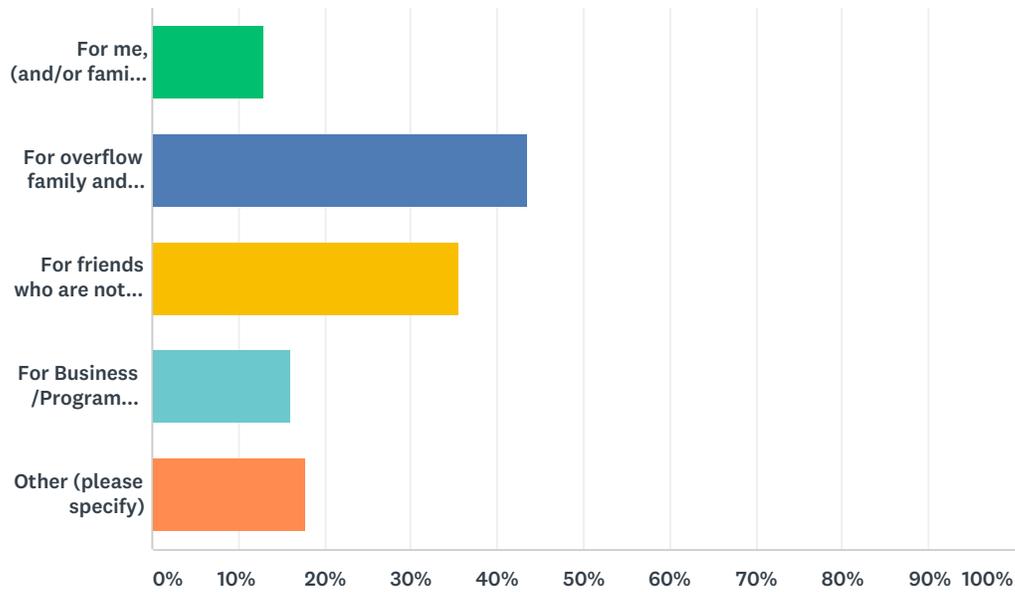
Answered: 129 Skipped: 12



ANSWER CHOICES	RESPONSES	
No chance	25.58%	33
Not likely	34.11%	44
Somewhat interested	22.48%	29
Likely	7.75%	10
Very likely	9.30%	12
Not of an age/position to make this decision	1.55%	2
Total Respondents: 129		

Q22 If you do have interest in renting, what would your primary interest be? Check all that apply:

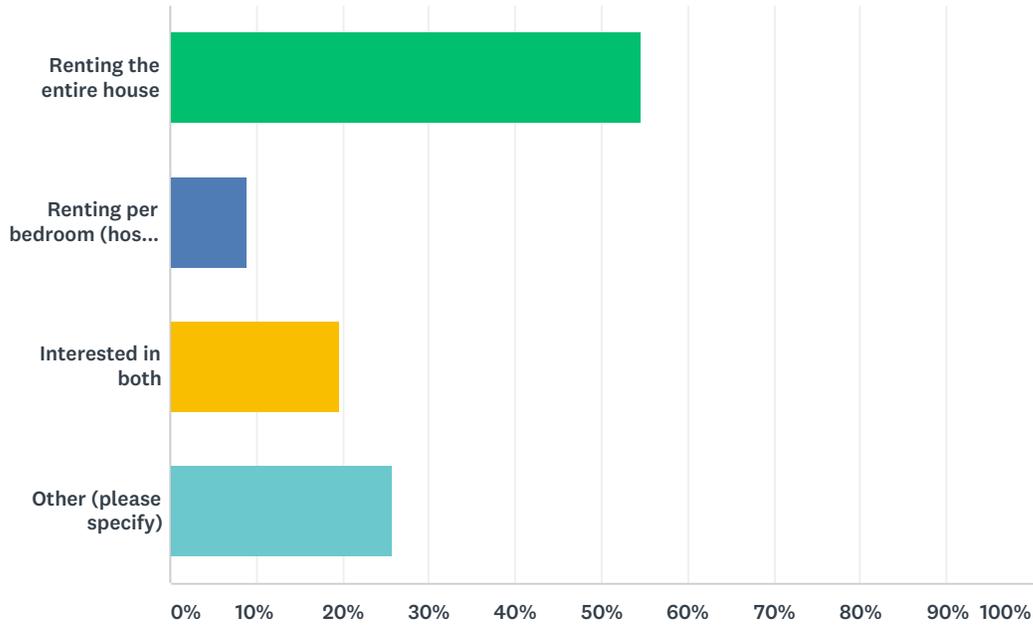
Answered: 62 Skipped: 79



ANSWER CHOICES	RESPONSES	
For me, (and/or family and friends)	12.90%	8
For overflow family and friends to stay in, while I stay at my existing cottage	43.55%	27
For friends who are not regular Go Homers	35.48%	22
For Business /Program Associates e.g. contractors, researchers, artists	16.13%	10
Other (please specify)	17.74%	11
Total Respondents: 62		

Q23 We are exploring different rental options, that include renting the house out to different renters simultaneously - 'Hostel Style' - with shared kitchen, living room and bathrooms. If you are interested in renting, what would your primary interest be?

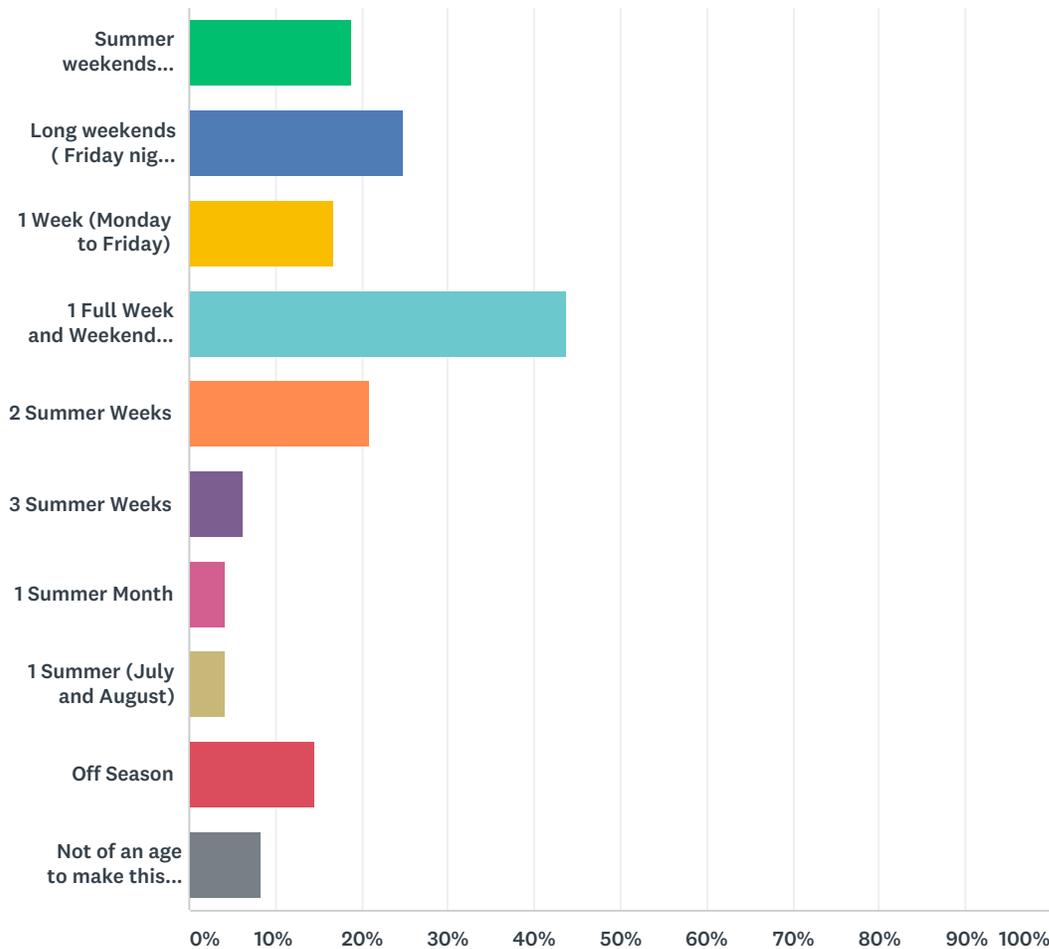
Answered: 66 Skipped: 75



ANSWER CHOICES	RESPONSES	
Renting the entire house	54.55%	36
Renting per bedroom (hostel style): sharing kitchen, living room, bathrooms	9.09%	6
Interested in both	19.70%	13
Other (please specify)	25.76%	17
Total Respondents: 66		

Q24 If you are interested in renting, what would be the times you would be most interested in? Check all that apply

Answered: 48 Skipped: 93

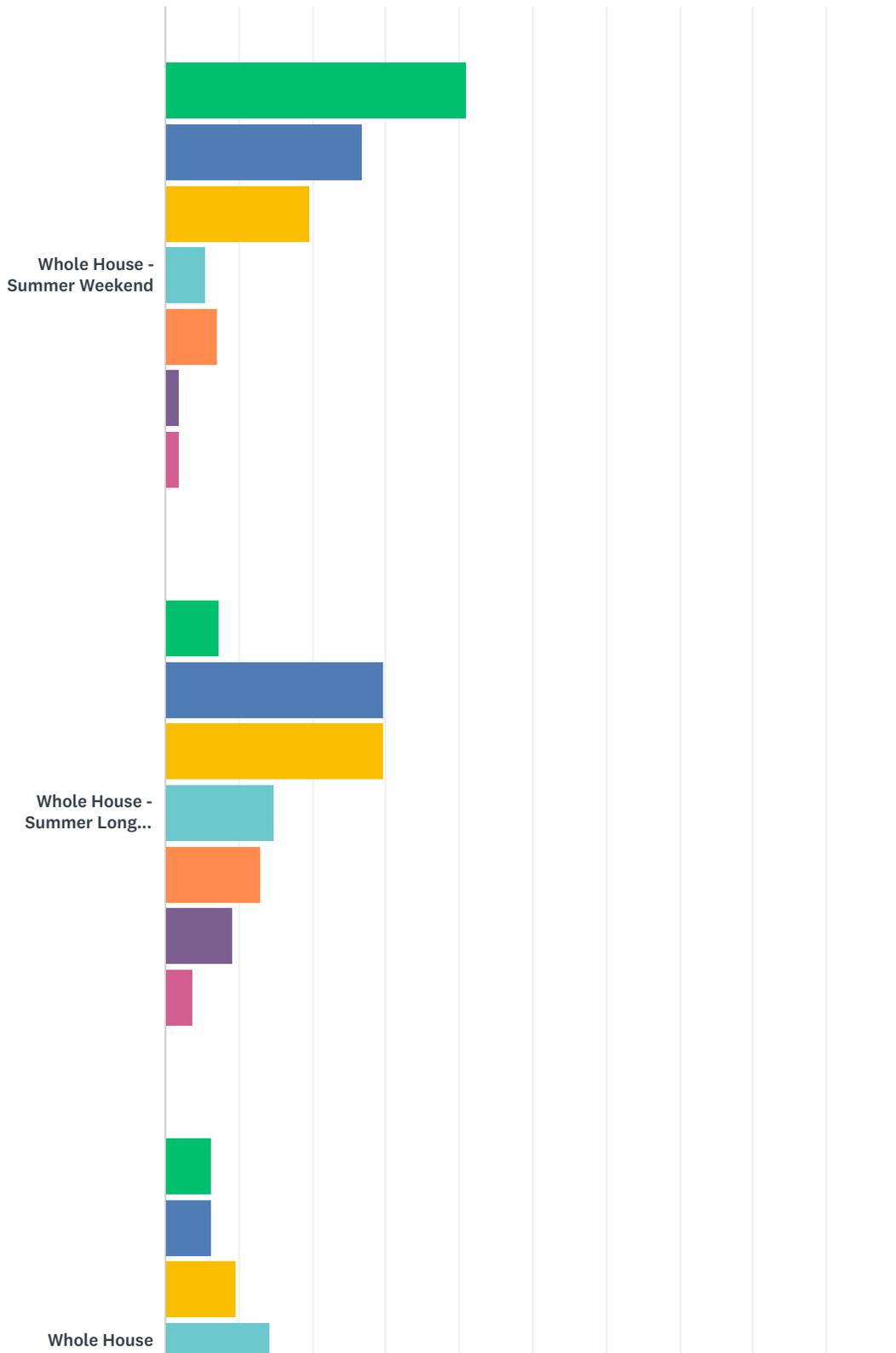


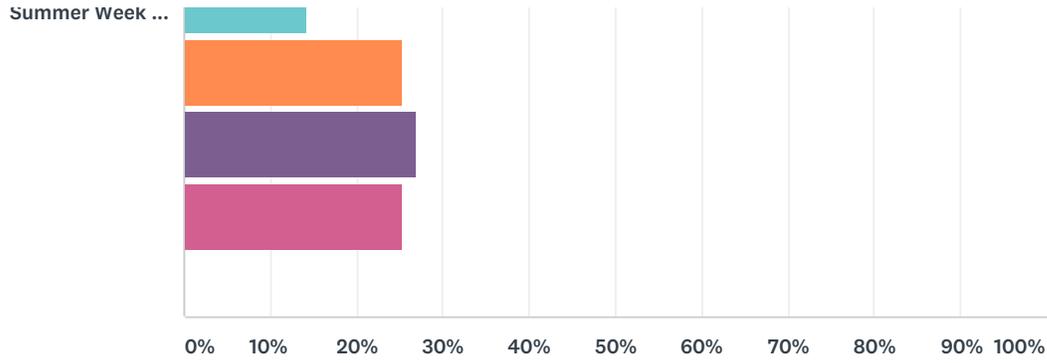
ANSWER CHOICES	RESPONSES	
Summer weekends (Friday night to Sunday afternoon)	18.75%	9
Long weekends (Friday night to Monday afternoon)	25.00%	12
1 Week (Monday to Friday)	16.67%	8
1 Full Week and Weekend (Monday to Sunday afternoon)	43.75%	21
2 Summer Weeks	20.83%	10
3 Summer Weeks	6.25%	3
1 Summer Month	4.17%	2
1 Summer (July and August)	4.17%	2
Off Season	14.58%	7
Not of an age to make this decision	8.33%	4

Total Respondents: 48

Q25 What price ranges seem reasonable to you for the rental of the Whole Caretakers House, as currently described, during the summer? (Longer options and off season rates would be discounted.)

Answered: 64 Skipped: 77

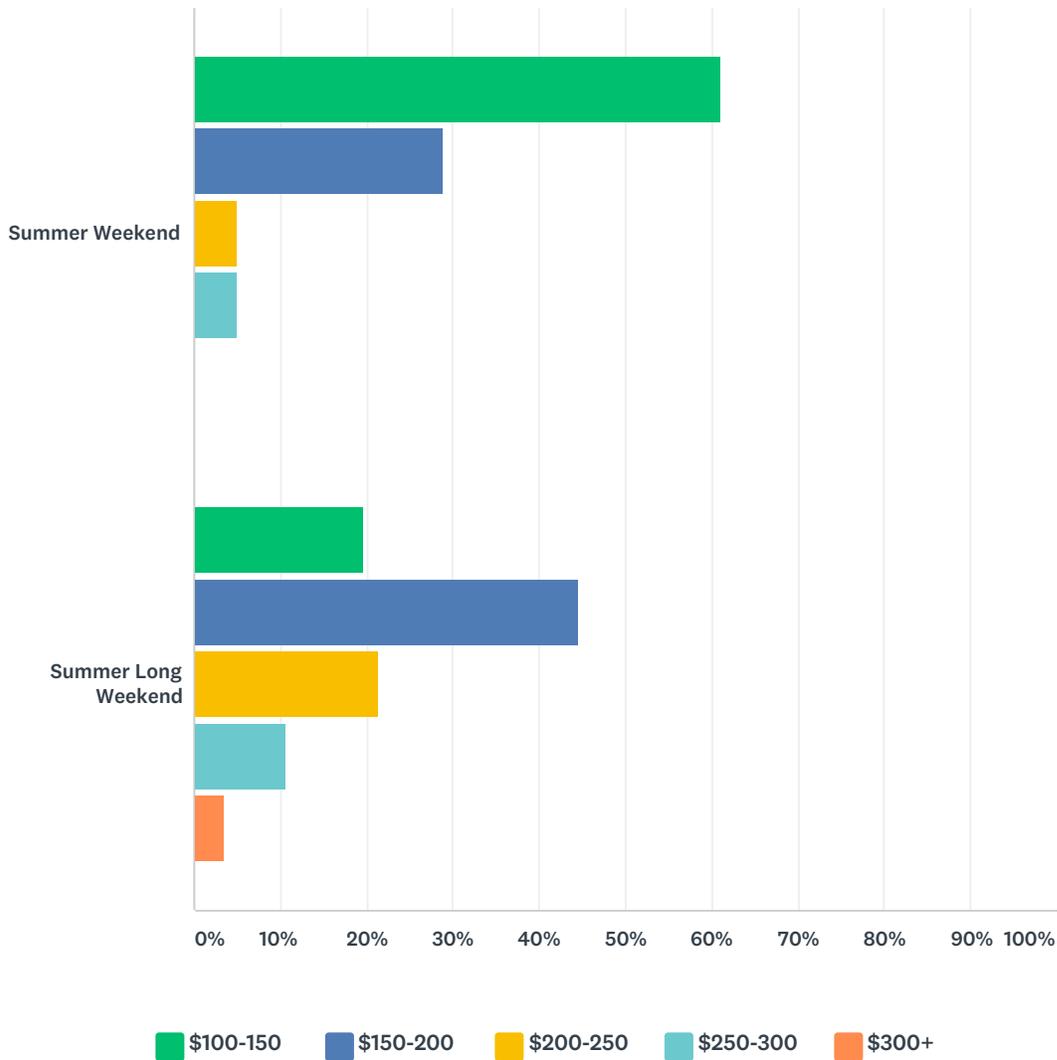




	\$400-600	\$650-850	\$750-1000	\$900-1000	\$1050-1250	\$1250-1500	\$1500+	TOTAL RESPONDENTS
Whole House - Summer Weekend	41.07% 23	26.79% 15	19.64% 11	5.36% 3	7.14% 4	1.79% 1	1.79% 1	56
Whole House - Summer Long Weekend	7.41% 4	29.63% 16	29.63% 16	14.81% 8	12.96% 7	9.26% 5	3.70% 2	54
Whole House Summer Week + Weekend	6.35% 4	6.35% 4	9.52% 6	14.29% 9	25.40% 16	26.98% 17	25.40% 16	63

Q26 What price ranges seem reasonable to you for the rental of One Bedroom 'Hostel Style' during the summer?

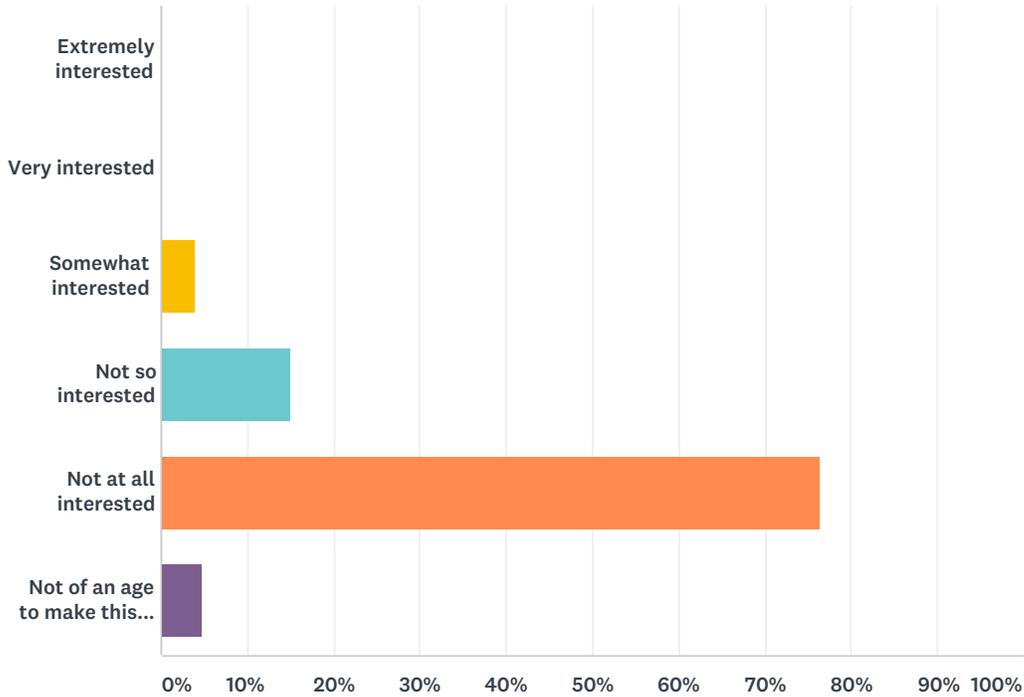
Answered: 60 Skipped: 81



	\$100-150	\$150-200	\$200-250	\$250-300	\$300+	TOTAL	WEIGHTED AVERAGE
Summer Weekend	61.02% 36	28.81% 17	5.08% 3	5.08% 3	0.00% 0	59	1.54
Summer Long Weekend	19.64% 11	44.64% 25	21.43% 12	10.71% 6	3.57% 2	56	2.34

Q27 If the Club put the Caretaker’s House as is, with docks and workshop (frontage 700 feet approximately), up for private sale - at market value to be determined - what is the likelihood of you putting in an offer to purchase?

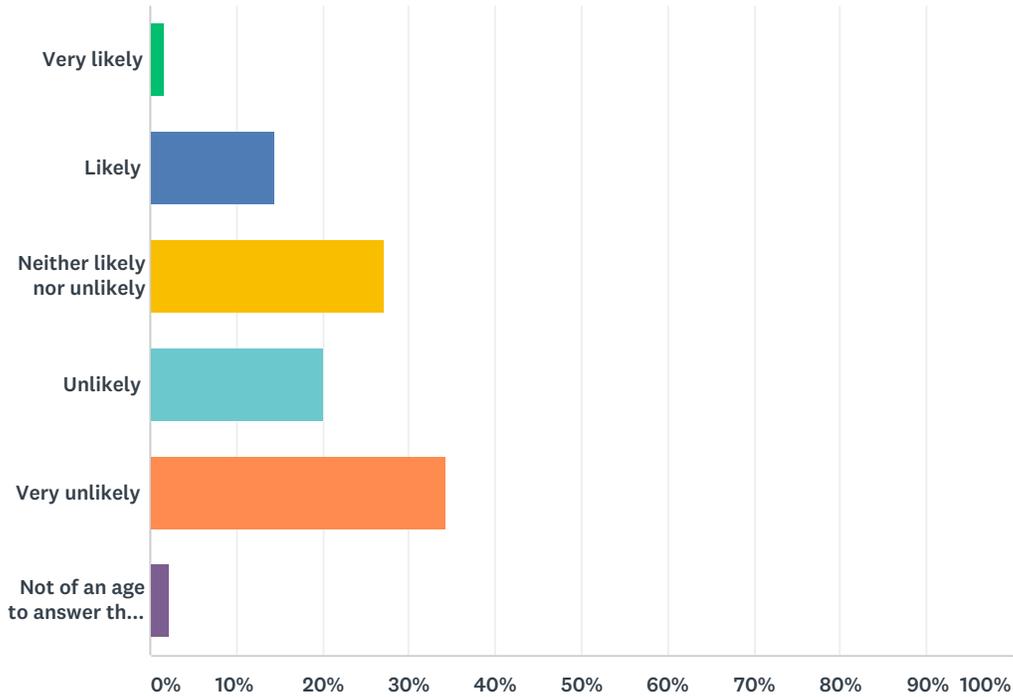
Answered: 127 Skipped: 14



ANSWER CHOICES	RESPONSES	
Extremely interested	0.00%	0
Very interested	0.00%	0
Somewhat interested	3.94%	5
Not so interested	14.96%	19
Not at all interested	76.38%	97
Not of an age to make this decision	4.72%	6
Total Respondents: 127		

Q28 What do you think would be the likelihood of someone you know being interested? Again, If the Club put the Caretaker’s House as is, with docks and workshop (frontage 700 feet approximately), up for private sale - at market value to be determined.

Answered: 125 Skipped: 16



ANSWER CHOICES	RESPONSES	
Very likely	1.60%	2
Likely	14.40%	18
Neither likely nor unlikely	27.20%	34
Unlikely	20.00%	25
Very unlikely	34.40%	43
Not of an age to answer this question	2.40%	3
TOTAL		125

Appendix I: Summary Tables

Options		Risks and Mitigations	Pros	Cons
1. Sell "As Is"		All options in the severing, rezoning and Official Plan amendment process run risk of extra costs, both anticipated (new septic bed) to unanticipated.	Option 1 simplest, fastest, carries less financial exposure. Full Surveying, Official Plan amendment, rezoning will slow the process down considerably.	Loss of a Club asset, future potential to develop or repair a Club-owned residential site for various uses, including a future caretaker or store.
Estimates				
Total Revenue	\$262,500			
Total Expenses	\$139,725			
Net gain (loss) to Club: one time	\$122,775			
2. Sell with some repairs		Options 2,3 carry risk of underbudgeting, unexpected cost overruns, unexpected deficiencies requiring work. Selling "as is" is a risk mitigation against these.	Selling the site raises funding for expanding Club infrastructure for a community hub elsewhere.	Loss of the Regatta Party site, particularly its large, flat, readily accessible surfaces.
Estimates				
Revenue	\$325,000			
Total Expenses	\$188,350			
Net gain (loss) to Club: one time	\$136,650			
3. Sell with more complete renovations		Preserving in rezoning uses for a workshop and convenience retail commercial facilities carries risk of use of the property outside of control of the Madawaska Club.	Option 3 offers potentially a substantially larger return on investment.	Need to recut Trails for a contiguous link to the Main Land Trail system from the Main Dock.
Estimates				
Revenue	\$450,000			
Total Expenses	\$219,600			
Net gain (loss) to Club: one time	\$230,400			
4. Rental option revenue and expense summary		Rental income less than expected. Irresponsible renters (noise, property damage, etc.) Mitigations: Board member, or other volunteer or hired part-time Property/Rental Manager oversees the "business." Upfront rental damage deposit. Referrals by Club members.	Club retains building for possible future needs. Regatta party site is retained. Adds more rental capacity to the community (including overflow for weekend guests) Potential renters could include scientific, environmental and artistic projects.	More work for the Board Significant capital costs; these could be recouped if the property was sold in the future.
Revenues (annual rent -conservative)	\$9,000			
Total Expenses (mid-range)	\$17,900			
Net (loss) annually to Club with capital cost repayment/10 yrs	(\$8,900)			
Net (loss) annually to Club excluding capital costs	(\$3,500)			
Re note above: adding only rental costs to existing costs, plus capital costs	\$600			
Re note above: adding only rental costs to existing costs, without capital costs	\$6,000			
5. Conservation		Cost of demolition, particularly disposal is difficult to predict	Club retains property connected to trails, regatta party site, with hydro service for community needs. Structures removal reduces annual costs and liability.	Major con is demolition cost. Ongoing maintenance if clearing, grass cutting etc. done. Loss of income to the Club arises if the property were sold or rented instead
Estimates				
Revenue	\$0			
Total Expenses	\$95,000			
Net gain (loss) to Club: one time	(\$95,000)			
6. Rethinking House and Site as Hub		Who is going to manage this?Who will open or close the building? How will the community patrol its use? Risk mitigation involves paid staffing and oversight, combined with annual insurance and regulation reviews.	Improves existing Regatta Party site, with hydro and cooking facilities in house.Capacity to expand dockage. Improvements could happen over time. Access to trails. ideal for a community garden and market.	Re-zoning if becomes the community centre. Bathroom facilities, Safety measures will need to be installed. Increased activity in the Bay will impact the adjacent neighbor.
Estimates				
Revenue (? activity/rental fees, sale of other site, fundraising)	\$0			
Total Expenses	\$140,500			
Net gain (loss) to Club: one time	(\$140,500)			
Potential additional costs for surveying/zoning amendments required for permits				
7. Community Hub Alternative at Main Dock		Potentially more attractive for unsupervised night time use than existing facilities at Main Dock. Risk mitigation could involve paid staffing and oversight, combined with annual insurance and regulation reviews	Potential to expand Club activities. Potential to develop program models with fees similar to sailing program that allow for hiring of paid staff. Concentrates Club infrastructure requiring maintenance in one location.	Any building permit inspections, will likely trigger making the existing accessible washroom truly accessible with a better path to it.There will be capital costs. Increased activity will impact the adjacent neighbors.
Estimates				
Revenue (? Sale of house, or other site, fundraising, activity fees)	\$0			
Total Expenses	\$230,625			
Net gain (loss) to Club: one time	(\$230,625)			
Potential additional costs for surveying/zoning amendments required for permits				