Isthmus Bay Property Owners' Association  
P.O. Box 983  
Lions Head, ON N0H 1W0  
November 5, 2015

To: Mayor and Council of Municipality of Northern Bruce Peninsula  
Re: Isthmus Bay Road

Dear Mayor and Members of Council,

We are writing to express our concern over what we consider to be unsafe and hazardous conditions on Isthmus Bay Road (IBR). This was a topic of concern at our most recent Annual General Meeting and, as a result, we have convened an ad hoc committee to review this matter. The committee met with Bill Rydell in August to review the concerns.

While we understand that a complete reconstruction of IBR is not an option because of its' scenic nature and conflicting property structures and encroachments we ask that you give consideration to the following factors raised by our committee:

- Conversation with Bill indicated that the surface treatment used on IBR is different from that used on comparable roads and has not performed as well as other treatments. We request that a renewal schedule be based on its condition and maintenance needs rather than on the schedule used for better-performing surfaces.
- Both major and minor maintenance has consistently been neglected.
- Chronic drainage problems are causing surface breakup, warping of road surfaces, splashing of bicyclists and pedestrians as well as creating a hazard for vehicles.
- Brushing and day-lighting procedures are lacking particularly at the curve south of Constance Drive. Recent brushing at the Swan Lake drain crossing is an improvement but brush impedes visibility.
- Berms (small windrows) are present in multiple locations on both sides of the road as a result of winter sanding operations and spillage gravel from driveways. These berms create a dangerous surface and inhibit rain and melt water from draining away as sheet runoff, thereby creating puddles and channelling runoff erosion. The need to be removed on a regular basis.
- Narrowing of the road in several places is common due to the above mentioned conditions and by parked vehicles encroaching on the driving surface and shoulders.
- Speed limits are rarely enforced.

We understand that a Roads Needs Study was scheduled to be completed by a consultant and tabled to Council in September. Apparently this has not happened. Once it has, please provide a copy or web address to the report when it is tabled so that we can review the needs of IBR in context of other needs of the Municipality.

A list of more detailed observations and comments which may be of some assistance to your staff is appended to this letter. We trust these points are both helpful and constructive. As a result we look forward to some much needed improvements that will be of benefit to vehicle movement and pedestrian safety and at the same time will contribute to reduced liability for the Municipality.

Yours truly,

Kathryn Burns, Vice-President of the Isthmus Bay Property Owners' Association.
APPENDICES

PROBLEMS AND CONCERNS

1. The asphalt on the right hand turning lane from Chetwynd to Isthmus Bay Road has been disintegrating for some time. It needs resurfacing. Paving the hill to reduce chronic erosion repairs could be an option.

2. Berms at #78, 80 & 82 east side and #’s 71 to 81 west side inhibit runoff.

3. Curve near #86 needs brushing & day lighting on east side.

4. There is a water access near # 98-102 that could be utilized for drainage discharge.

5. After a rain or melt there is a huge puddle on the west side that is causing numerous problems including crumbling road edges. Immediate attention is indicated.

6. There are several puddles west side at #137 to #141 caused by berms that are crumbling the road surface.

7. The driveways between #’s 183 to 191 are impacting the road surface and require consideration to correct this problem if possible.

8. Brush at Swan Lake culvert needs clearing.

9. Water collecting at #’s 285-287 & 305 west side is causing surface treatment to crumble.

10. In the general area between #’s 264 to 324 several berm areas on east side could be removed.

11. Road between #’s 179 to 191 and #’s 131 to 145 needs widening and drainage.

12. Road between #’s 109 to 121 could be raised and drained with outfall.

13. NW corner IBR add Everett Side road, curve could be flattened and widened slightly.

RECOMMENDATIONS

- Isthmus Bay Road needs a more substantial hard surface such as hot mix paving or armour coating with ¾ stone and cold asphalt emulsion, etc.

- Substantial drainage improvements are warranted throughout.

- Public access ways are available in several locations along the bay for drainage outlets.

- As the ground generally slopes from west to east consideration could be given to reversing the crown on the west side to facilitate roadway drainage.

- An as is topographic and contour plan of Isthmus Bay Road should be produced to indicate existing dwellings, structures, public water access, property lines, roadway boundaries, drainage patterns and other pertinent information. This would be invaluable for design upgrades and other considerations such as water main supply.

Nov. 5, 2015

[Signature]