

North Alport Bay Ratepayers Association
Road Report

June 28, 2025

Prepared by: Don Seedman Road Superintendent

Summary of events (Aug 2024 to June 2025)

A tree fell across Beaumont Farm Rd just past 1138 Beaumont Farm Rd. in Dec 2024 completely blocking access. I was advised immediately and reached out to the homeowners. Due to effective communication by another member of the association who advised about work they were having done at their property, I was able to connect the contractor with the homeowner and the road was reopened within a few hours.

The volume and intensity of snow this past winter was taxing for municipal services along with Contractors. It caused a state of emergency, power outages and road closures. The December storm alone was the biggest in recent memory and brought 140cm of snow.

The ice storm created significant damage to trees throughout the area. Thanks again to Matt Yuman, Todd Salvage and Jeff Davis who volunteered to clear the road initially of debris. Two large limbs hung over the road that came from the property at the beginning of the road. I was able to obtain permission to access the trees and retained a qualified contractor to remove them at a cost to the association. Since this person owns this section and provides a right of way/easement but does not require it for access, there is no legal obligation for him to remove the debris.

Given the volume of debris in the neighbourhood I work with a recommended contractor to attend weeks before others could and provide clean up and disposal services. This was communicated through our email platform with assistance from Melanie.

Flood Risk

With the amount of melting snow there was a high risk of flooding. Water levels were rising at alarming levels and I began to discuss with various departments and service providers.

- Lakeland power regarding protecting the pad mount generator on Bayley Lane.
- District of Muskoka for sand bags
- Town of Bracebridge
- 911 response impact

Current state Spring 2025

The **condition of the road** had been impacted by the debris from the ice storm. A significant amount of branches were embedded in the top layer. The number and depth of potholes were manageable if the appropriate driving standards were applied.

As a point of order I did not receive any complaints with respect to vehicles speeding or creating dust clouds. After the road work was completed, I received three calls about speeding and dust.

Work performed

On June 09th 2025, the road was walked first to remove large pieces of wood and then walked a second time using a backpack blower to clear the surface of loose organics. A Harley rake was then used which is connected to skid steer to break up the road and grade it. Additional material was not brought in and a drum roller was not utilized at this time to avoid burying the organic material into the road bed which causes additional softening of the surface.

With **respect to the timing** of the work that was performed. It was influenced by two factors. After the ice storm, I had communicated a request for homeowners to ensure their property line along the road edge was clear of debris. This was not completed in many areas of the road which prevented the work from proceeding prior to May 15, 2025. The second factor, I was on vacation from May 15 to June 8.

In terms of the suggestion to hire a **pony grader**. As explained at the last meeting, in order to use a Grader a road should have the ability to be graded at a 4% slope. The road also requires an area along the edge for water to exit. The Association road has very little opportunity to crown and slope the road. At the beginning of the road in order to address our neighbours concern the road can only be sloped in one direction. The next section sheds water to both sides of the road. After 1123 the road is level with properties and several association members have requested the water not be directed towards their property. Both on Bailey Lane to the end of the road there are no areas to drain the water. Therefore the use of a pony grader is very limited and cost prohibited.

Summer Work program (July and August if required)

- Continue to remove organic material from the road as it surfaces
- The Harley rake will be utilised again to level and shape the road and additional material brought in and rolled if required.

Fall Work Program

- Road cleared of organics
- Branches trimmed back to maintain minimum clearances
- Spot servicing of the road to prepare for first frost

We can all do our part to **preserve the road** by following and reminding your family, friends, contractors and renters of the requirement to adhere to the posted speed limit prior to their arrival.

If complaints continue to be received, additional measures will be tabled to address this matter such as vehicle identification and notices sent to property owners. **Enforcement under** the Trespass to Property Act can occur with the activity falling under failure to “Obey all signs on property,” which is a **chargeable offense** for engaging in **prohibited** activity under TPA.

Property owners are also reminded to ensure trees, stumps and bushes are pulled back from the road edge to ensure equipment and vehicles are not damaged.

Communication

A reminder if anyone is planning any renovation work or events that will generate significant traffic on the road (septic, foundation, shoreline control) to **please send me an email**. I can then effectively schedule the work on the road to minimise impact to your schedule and maximise value of the work being performed on the road. Any damages that may occur by these work activities, should be repaired immediately, by the parties responsible.

Winter Maintenance

With respect to the Winter Maintenance I did receive several complaints regarding the performance of the existing contractor. The contractor had several pieces of snow removal equipment breakdown causing a delay in responding to the road due to the significant volume of snow being removed. The existing contract does not specify priority service and the contractor rotates which road is cleared first to be fair to all of his clients.

In keeping with the action item assigned to me from the last meeting, I executed a Request for Proposal (RFP) process. I prepared a contract and term sheets for the removal of snow from the road.. The contract was reviewed by the Executive and five vendors were contacted.

Absolute Landscaping/ responded and declined

Done Right /Never responded after a phone call and two follow up email

First Pilar/ Email sent June 10, Responded after a phone call on June 16, Contract sent June 16, Follow up email on June 19th and again on June 27th. Did not submit a quote as of July 27, 2025.

Grollia Property Services/ replied but declined the request to quote

Beaumont Trailer Service (existing provider) advised they would provide services for 2025/2026 with a minor increase on the base contract to cover his basic insurance premium increase.

I would therefore table a motion to award the winter maintenance contract to Bracebridge Trailers (Daryl Beaumont).

Directory Board

As per the action from the last meeting the directory board needed to be replaced and the board modified to only include the legal signage. The board came down during one of the winter storms and as requested by the property owner where the sign resides it will be modified to a single post. New legal signage will be ordered and attached to the single post.

Annual Road Dues

Based on the Treasures and Road reports and current state of the road I am therefore table a motion to increase by \$25 to cover the increase in the snow removal services and directory sign costs.