



Have it all. Right here.

# Delegation Request

Please complete the following form. You may submit to the Township of Cavan Monaghan by either:

- \* Printing and faxing a copy to 705-902-3458
- \* Saving this file to your computer and emailing it to [cc@ca.cavanmonaghan.net](mailto:cc@ca.cavanmonaghan.net)

Once your delegation request is received, the Clerk's Department will contact you to confirm receipt. 3

|                 |  |                 |                   |
|-----------------|--|-----------------|-------------------|
| Date            | August 26, 2024                                  | Meeting date    | Sept. 4, 2024     |
| Subject         | Zoning amendment / adjustment                    |                 |                   |
| Name            | Dean Del Mastro, President, 1160034 Ontario Ltd. |                 |                   |
| Address         | 374 Carolyn St.                                  |                 |                   |
| Town / City     | Cavan Monaghan                                   |                 |                   |
| Province        | ON   | Postal Code     | L0A 1G0           |
| Phone (daytime) | 705-808-1907                                     | Phone (evening) |                   |
| Fax number      | 705-742-1199                                     | Email address   | dean@delmastro.ca |

Do you require any Accessibility Accommodation?  Yes  No

Name of group or person(s) being represented, if applicable:

Horseshoe Bay Resort Marina / Leboat Peterborough

Brief statement of issue or purpose of deputation:

Urgent intervention is requested to assist in bringing the historic property use in-line with permitted uses. Jobs, investment and international tourism are at stake.

Personal information on this form is collected under the legal authority of the Municipal Act, as amended. The information is collected and maintained for the purpose of creating a record that is available to the general public, pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection should be directed to the Township Clerk, Township of Cavan Monaghan 988 County Road 10, Milbrook, ON L0A 1G0 [www.cavanmonaghan.net](http://www.cavanmonaghan.net) 705-932-9326

O:\GIS\WXDs\12100 - 12199\12137-001 CanCam CNC Machines Ltd. - Phase I ESA - River Bend Marina\2020-12-14 FIG 3 - 1959 Aerial Imagery.mxd



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

CANCAM CNC MACHINES LTD  
374 Carolyn Street,  
Peterborough, Ontario

### LEGEND

 Site (approximate)

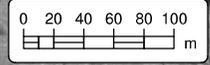
**Notes:**  
- 1959 imagery was obtained from the National Air Photo Library.  
- Site is approximate and was obtained from the County of Peterborough online GIS.  
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.  
- Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



P.O. Box 325, 52 Hunter Street East  
Peterborough, Ontario, K9H 1G5  
Tel: (705) 742.7900 Fax: (705) 742.7907  
www.cambium-inc.com

### 1959 AERIAL IMAGERY

|              |           |             |                       |
|--------------|-----------|-------------|-----------------------|
| Project No.: | 12137-001 | Date:       | December 2020         |
| Scale:       | 1:5,000   | Rev.:       |                       |
| Created by:  | TLC       | Projection: | NAD 1983 UTM Zone 17N |
| Checked by:  | BATS      | Figure:     | <b>3</b>              |



O:\GIS\MXDs\12100 - 12199\12137-001 CanCam CNC Machines Ltd. - Phase I ESA - River Bend Marina\2020-12-14 FIG 4 - 1973 Aerial Imagery.mxd



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## CANCAM CNC MACHINES LTD

374 Carolyn Street,  
Peterborough, Ontario

### LEGEND

 Site (approximate)

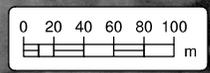
**Notes:**  
- 1973 imagery was obtained from the National Air Photo Library.  
- Site is approximate and was obtained from the County of Peterborough online GIS.  
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.  
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Tel: (705) 742.7900 Fax: (705) 742.7907  
www.cambium-inc.com

### 1973 AERIAL IMAGERY

|              |           |             |                       |
|--------------|-----------|-------------|-----------------------|
| Project No.: | 12137-001 | Date:       | December 2020         |
| Scale:       | 1:5,000   | Rev.:       |                       |
| Created by:  | TLC       | Projection: | NAD 1983 UTM Zone 17N |
| Checked by:  | BATS      | Figure:     | <b>4</b>              |



O:\GIS\WXDs\12100 - 12199\12137-001 CanCam CNC Machines Ltd. - Phase I ESA - River Bend Marina\2020-12-14 FIG 6 - 2020 Aerial Imagery.mxd



**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**  
CANCAM CNC MACHINES LTD  
374 Carolyn Street,  
Peterborough, Ontario

**LEGEND**

 Site (approximate)

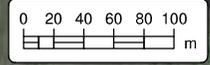
**Notes:**  
- 2020 imagery was obtained from the City of Peterborough online GIS  
- Site is approximate and was obtained from the County of Peterborough online GIS.  
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.  
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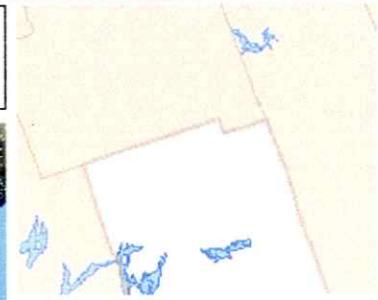
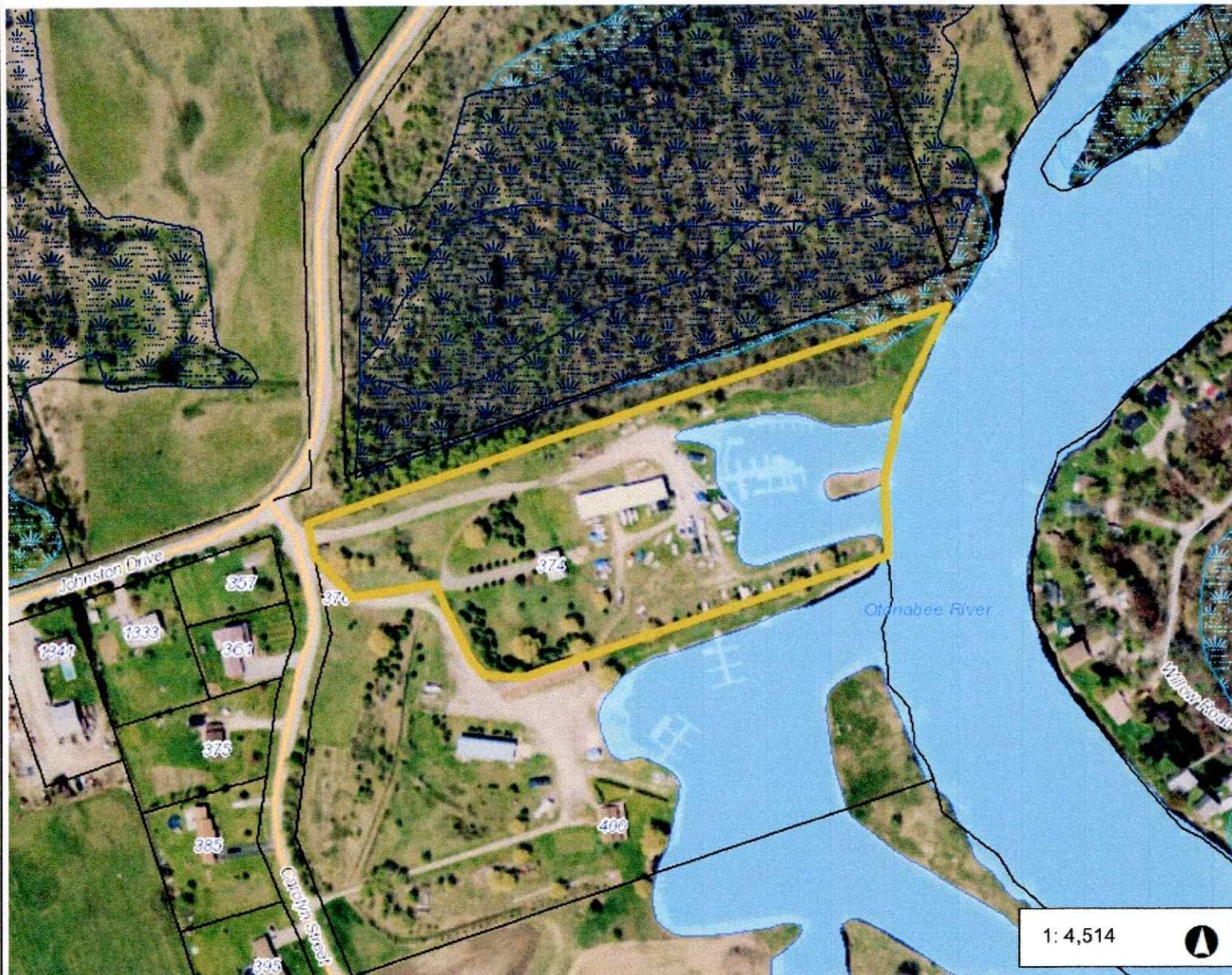


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**2020 AERIAL IMAGERY**

|              |           |             |                       |
|--------------|-----------|-------------|-----------------------|
| Project No.: | 12137-001 | Date:       | December 2020         |
| Scale:       | 1:5,000   | Rev.:       |                       |
| Created by:  | TLC       | Projection: | NAD 1983 UTM Zone 17N |
| Checked by:  | BATS      | Figure:     | <b>6</b>              |





### Legend

#### Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

#### Outside Roads < 50,000

- Major Roads
- Local Roads

#### First Nations

#### Civic Address

- Parcel Fabric
- Parcel First Nations - Canada I
- Clean Water Act Policies Apply
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
- <all other values>
- COUNTY OF PETERBOROUGH

1: 4,514

229.3 0 114.66 229.3 Meters

### Notes

*Aerial 2002*



**Legend**

- Roads < 50,000
  - PRIV ; Private; PRIV
  - City Arterial
  - City Collector and Local
  - City Owned Unclassified
  - Provincial
  - County
  - Township
  - Water Access Only
- Outside Roads < 50,000
  - Major Roads
  - Local Roads
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada I
- Clean Water Act Policies Apply
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
  - <all other values>
  - COUNTY OF PETERBOROUGH

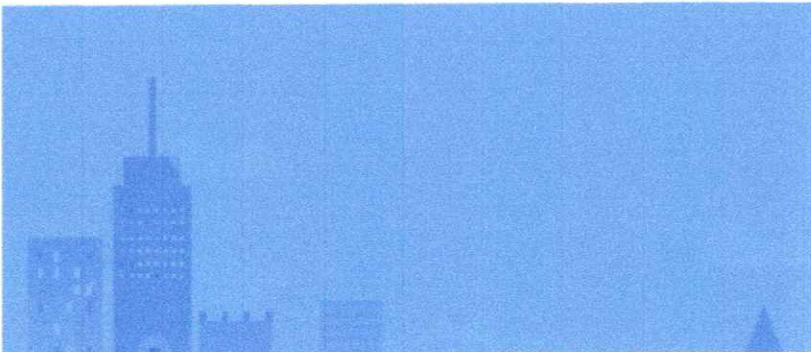
1: 4,514

229.3 0 114.66 229.3 Meters

**Notes**  
*Aerial 2013*



Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 20 m

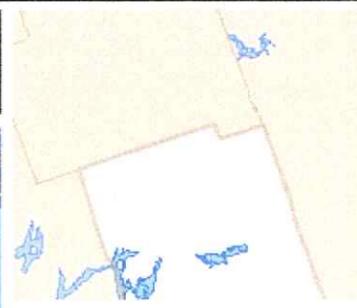


Google Maps 2020 Satellite Photo



County of Peterborough

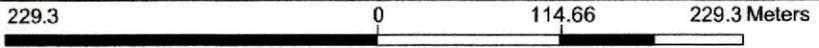
# County of Peterborough



**Legend**

- Roads < 50,000**
  - PRIV ; Private; PRIV
  - City Arterial
  - City Collector and Local
  - City Owned Unclassified
  - Provincial
  - County
  - Township
  - Water Access Only
- Outside Roads < 50,000**
  - Major Roads
  - Local Roads
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada I
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
- <all other values>
- COUNTY OF PETERBOROUGH

1:4,514



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

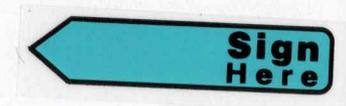
**Notes**  
*Aerial 2023*

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**CANCAM CNC MACHINES LTD**  
374 Carolyn Street,  
Peterborough, Ontario

**LEGEND**

 Site (approximate)



Depicts RV's  
or camping on  
site in 1973

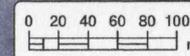
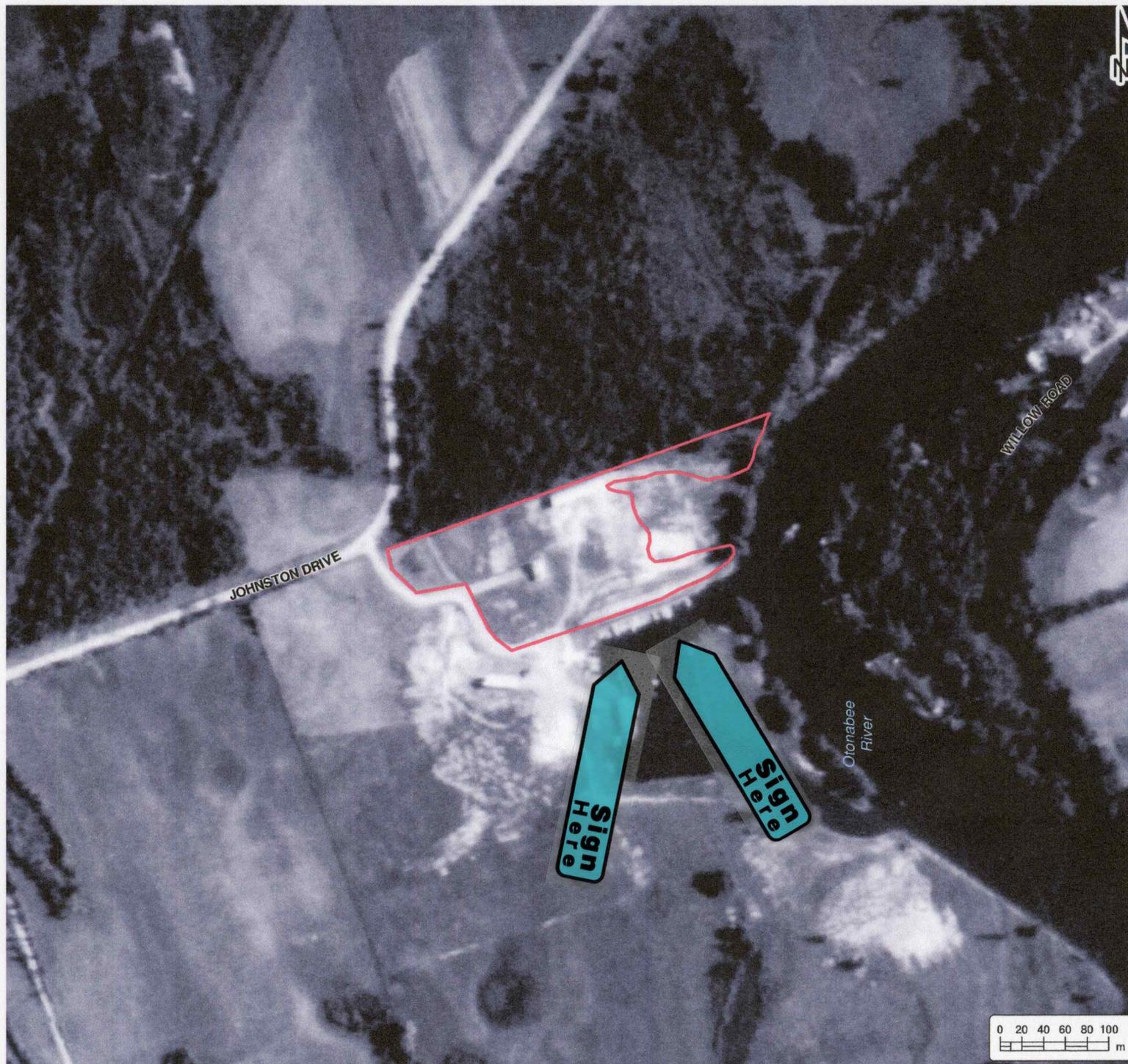
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www.cambium-inc.com

**1973 AERIAL IMAGERY**

|                           |                                |
|---------------------------|--------------------------------|
| Project No.:<br>12137-001 | Date: December 2020            |
| Scale:<br>1:5,000         | Rev.:<br>NAD 1983 UTM Zone 17N |
| Created by:<br>TLC        | Checked by:<br>BATS            |
| Figure:<br>4              |                                |



**LEGEND**

 Site (approximate)

 **Sign Here**

*Depicts RV's  
or camping on  
site in 2020*

**Notes:**  
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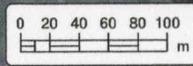
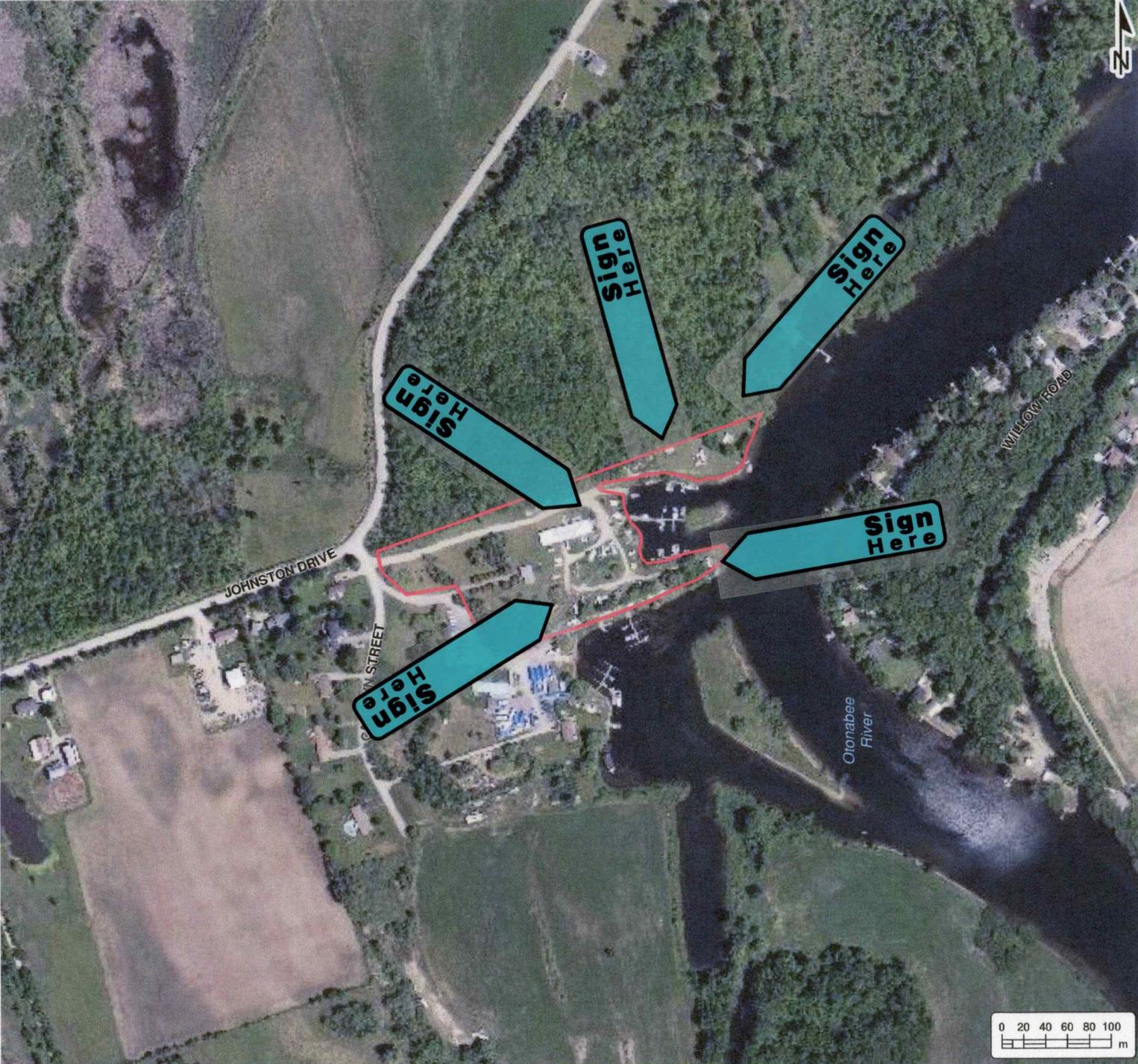
 P.O. Box 325, 52 Hunter Street East  
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Tel: (705) 742.7900 Fax: (705) 742.7907  
www.cambium-inc.com

**2020 AERIAL IMAGERY**

Project No.: 12137-001 Date: December 2020  
Rev.:

Scale: 1:5,000 Projection: NAD 1983 UTM Zone 17N

Created by: TLC Checked by: BATS Figure: 6



**AFFIDAVIT OF MICHAEL LAFAVE**

Sworn August 13<sup>th</sup>, 2024

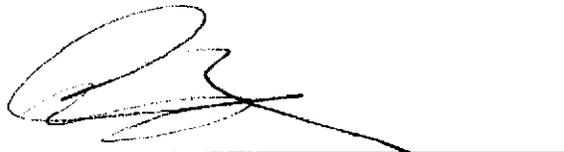
**I, MICHAEL LAFAVE, of the city of Peterborough, MAKE OATH AND SAY:**

1. I am to owner and operator of LeFave Inc. a licensed and insured construction company that specializes in business and home renovation work.
2. I am familiar with and operate within Ontario Building code requirements.
3. I am also an avid boater born and raised in Peterborough.
4. I have experience with the fmr. Willowbend Marina, now Horseshoe Bay Resort Marina.
5. In 1990 when I was working for Stevenson Contracting I was a member of the work crew that poured the current concrete boat ramp. At that time the property was operating as a full service marina with retail refueling docks as well as an RV park.
6. I have worked as the general contractor on behalf of the Del Mastro family at Horseshoe Bay Resort Marina for more than 2 years.
7. I have reviewed the claims made by Mr. Kyle Phillips, bylaw enforcement officer for Cavan Monaghan, he is simply not speaking from an informed basis on the property.
8. Specifically, the building he refers to as the snack bar/restaurant is a building that has been in place on the property for many years.
9. In meeting with Dean Del Mastro he made clear that he purchased the property with the intent to use the building.
10. The building was originally placed on an ill-conceived foundation consisting of concrete deck blocks sitting on the ground with short sections of 4x4 lumber extending to floor joists which had not been secured to the building with any brackets. As the deck blocks settled over time the support to the joists fell allowing the joists to collapse under the centre of the building. In short, the entire foundation under the building was unsafe.
11. Complicating matters was the fact that the building sat on top of an unfortified bank adjacent to the harbor which had been eroding to the point where the deck that wrapped around the building was now extending over the edge.
12. My advice to Dean Del Mastro, who was in the process of bringing an application to Parks Canada for a shoreline work permit to fortify and secure was to move the building away from the shoreline and set the building and deck back from the water.
13. The building was lifted onto two large steel i-beams and slid down the drive to a location where it could serve as a seasonal office/reception to bring additional security and control to the property.

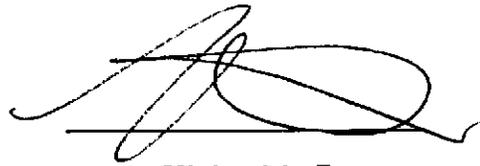
14. At Dean Del Mastro's instruction I retained the services of TBM Engineering based in Woodbridge Ontario to design a new support structure for the building. TBM attended the site and indicated that given that the building was not a residence, was not heated and was pre-existing that engineered drawings were not required.
15. I shared the conclusions as well as the recommended design of the new supports with Dean Del Mastro. He told me that he was satisfied with the recommendations but also wanted to pay the additional expense to have the new foundation supports formally engineered and stamped so that there would be no question with respect to the manner in which the building and deck are now supported or their safety.
16. The engineered plans were produced and stamped, I built the new support system to the exact specifications, set the building in place and resecured the existing deck in the exact orientation and position that it was in when Mr. Del Mastro purchased the property.
17. Mr. Del Mastro then had Hydro One engineer new electric service to the building, paid for locates and contracted HB Electric Ltd to install new electric services in the building.
18. Outside of fresh paint, new window coverings and a rough lumber veneer that has been installed on the exterior, the building itself remains in the exact form, shape, size and construction as it was prior to being relocated on the property.
19. The building is now level, windows and doors close properly; it is safe and fully code compliant.
20. I would add that I have witnessed the significant clean-up, restoration and refurbishment of this site that has been undertaken by the Del Mastro family.
21. This property was an eye sore, totally run down and strewn with garbage. There were several people living year-round on the property in run down RV's and neither the electrical services or water treatment services were safe.
22. The docks similarly were sinking with new sections built in many places on top of sections that had fallen into the water. There were no guardrails on any of the ramps, which were not properly constructed to begin with and the decking on top of the docks was rotten.
23. Today the docks are as good as you will find at any facility in the region.
24. No one that visited this property prior to the fall of 2021 and visited it now could walk away unimpressed. Horseshoe Bay Resort Marina is a beautiful place.
25. Most importantly, the property from a safety standpoint is dramatically improved.

26. To my knowledge and in my experience there has been no work completed at Horseshoe Bay that would require a permit from the Township of Cavan Monaghan. All work we have completed fits within the context of renovation and repair and under the guise of a structural engineer. There are no new structures on the site.

**SWORN BEFORE ME** in person at the  
Township of Toronto, in the  
Province of Ontario on August 13, 2024



**Commissioner for taking Affidavits, etc.**



**Michael LaFave**

**Declaration**

**PROVINCE OF ONTARIO  
COUNTY OF PETERBOROUGH**

**IN THE MATTER OF THE TITLE TO**

**PART LOT 9, CONCESSION 9, PT 4 45R1785, T/W ROW OVER PART 5 45R1785 CAVAN  
MONAGHAN**

**MUNICIPALLY KNOWN AS 374 CAROLYN STREET, CAVAN, ON  
(the "Property" and/or the "Lands")**

**TO WIT:**

**I, Thomas George Smith, of the Township of Cavan Monaghan in the County of Peterborough**

**MAKE OATH AND SAY AS FOLLOWS:**

1. I am the registered owner of the above-noted Property and own and operate Willow Bend Marina at the property and as such I have knowledge of the matters hereinafter deposed to.
2. I have owned the property since 1969, either personally or with my spouse to the present.
3. I have operated Willow Bend Marina at this property since 1972 to the present.
4. I have rented lots for 19 camping trailers and dock space for 30 boats for both campers and non-campers since 1972. Since 1972 I have operated a mechanical shop performing repairs to boats, small motors, automobiles, farm equipment, houseboats and camping trailers. I have from time to time actually built a number of houseboats.

SWORN BEFORE me  
 at the City of Peterborough, in the  
 Province of Ontario  
 this 18th day of June, 2021

A Commissioner, etc.  
 (Stephen P. Kylie)

)  
 )  
 )  
 )  
 )  
 )  
 )

*Thomas George Smith*

Thomas George Smith

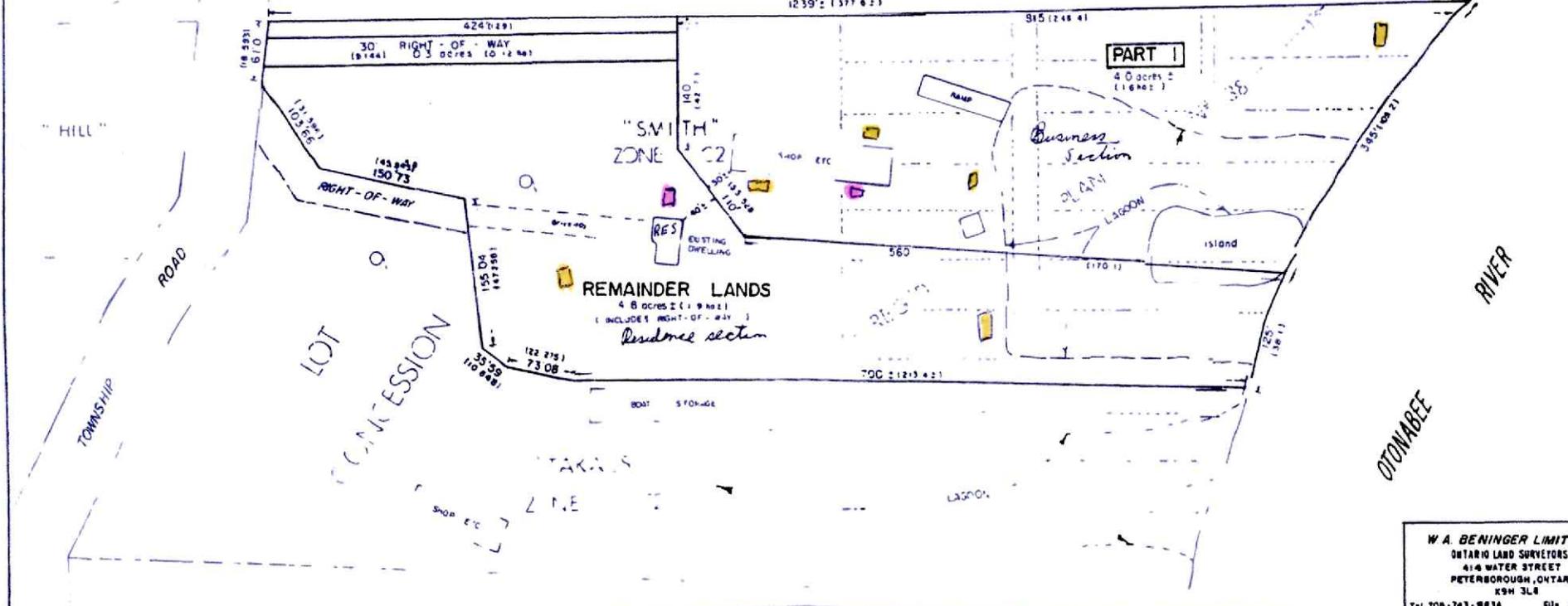
SKETCH  
 FOR SEVERANCE APPROVAL OF  
 PART OF LOT 9  
 CONCESSION 9  
 TOWNSHIP OF NORTH MONAGHAN  
 COUNTY OF PETERBOROUGH

SCALE - 1 INCH = 100 FEET (1:1200)  
 METRIC DISTANCES IN BRACKETS ARE IN METRES

LOT 9 CONCESSION 10



ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10 (NOT TRAVELLED)



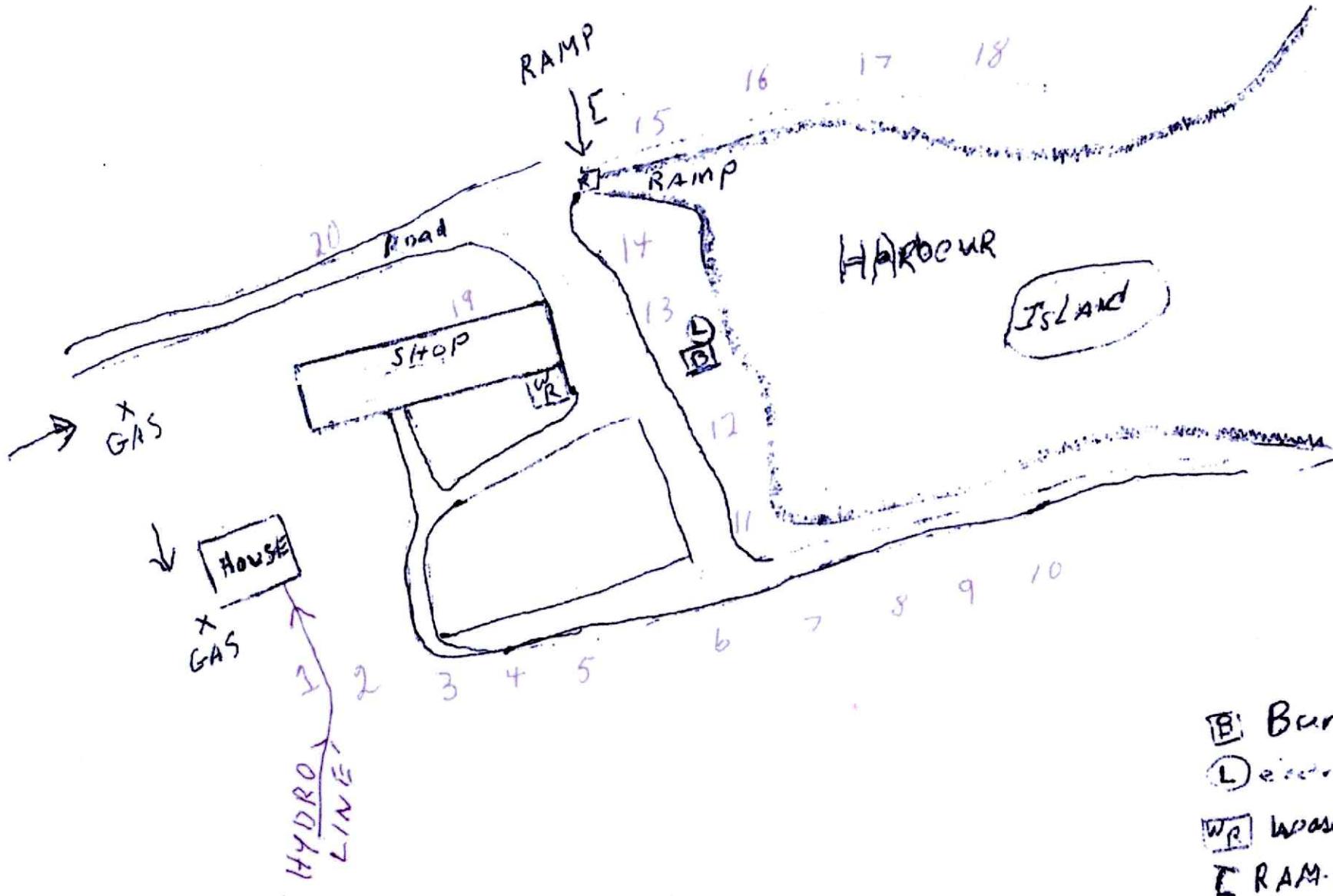
W.A. BENINGER LIMITED  
 ONTARIO LAND SURVEYORS  
 414 WATER STREET  
 PETERBOROUGH, ONTARIO  
 K9H 3L4  
 Tel 709-743-8834 File 4-560-20  
 JOB 16832

Tom Smith Sketch August 2021

- Septic Tanks
- Holding Tanks

N.

Tom Smith Sketch 2021



- Ⓛ Bunkie
- Ⓛ Electrical
- Ⓛ Warehouse
- Ⓛ Ramp



Ministry of Finance  
Ministère des Finances

PO Box 623  
33 King Street West  
Oshawa ON L1H 8H7  
CP 623  
33 rue King ouest  
Oshawa ON L1H 8H7

Retail Sales Tax Branch / Direction de la taxe de vente au détail

# Vendor Permit Permis de vendeur

Issued pursuant to Section 5 of the Retail Sales Tax Act  
Délivré aux termes de l'article 5 de la Loi sur la taxe de vente au détail

## NOT TRANSFERABLE / INCESSIBLE

A copy of this Permit must be kept at each place of business of the Vendor.  
Une copie du présent permis doit être conservée dans chaque établissement du vendeur.

Permit No. / N° de permis

**0187-2591**

Date of Issue / Délivré le

**20 JUL 1995**

▲ Always refer to the Permit No. when communicating with the Retail Sales Tax Branch.  
Veuillez toujours mentionner le numéro de permis lorsque vous communiquez avec la Direction de la taxe de vente au détail.

**THOMAS SMITH**

Operating as: Business Name or Trade Name and Business Address  
Nom de l'entreprise ou raison sociale et adresse de l'entreprise

**WILLOW BEND MARINA  
& AUTOMOTIVE  
RR 5 LOT 9 CONC 9  
PETERBOROUGH ON**

Minister of Finance  
Ministre des Finances

MAY 2021  
water System

587120

CARL'S WATER TREATMENT  
1424 MORTON LINE, CAVAN  
705-772-5335.

|                                      |
|--------------------------------------|
| DATE                                 |
| N° DE TAXE<br>TAX REG. NO. 763750460 |

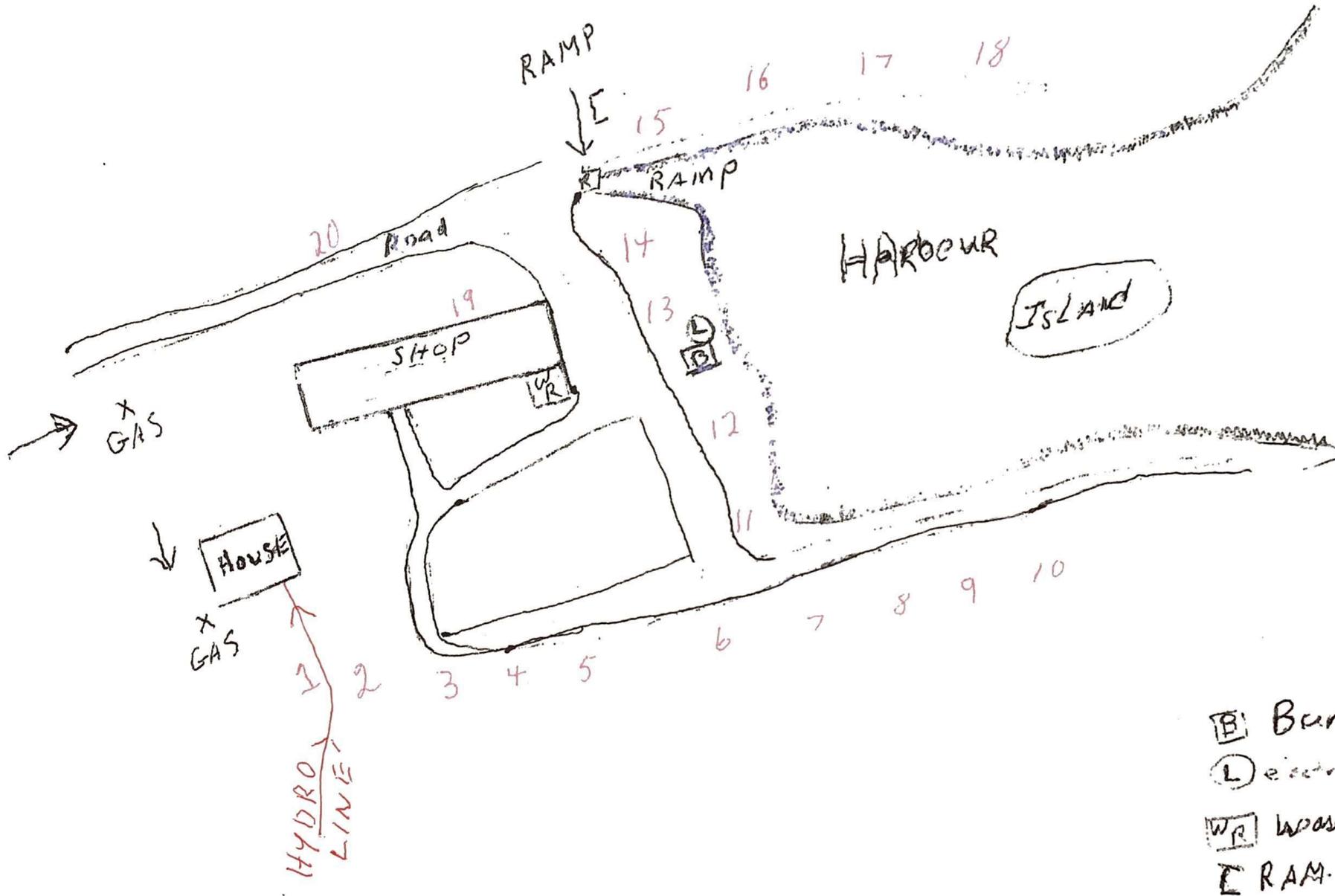
|                                |                       |
|--------------------------------|-----------------------|
| VENDU À<br>SOLD TO Willow BEND | EXPÉDIER À<br>SHIP TO |
| ADRESSE<br>ADDRESS Marina A    | ADRESSE<br>ADDRESS    |

|  |                      |                     |            |     |
|--|----------------------|---------------------|------------|-----|
| COMMANDE DU CLIENT<br>CUSTOMER'S ORDER | VENDU PAR<br>SOLD BY | CONDITIONS<br>TERMS | FAB<br>FOB | VIA |
|--|----------------------|---------------------|------------|-----|

| QUANTITÉ<br>QUANTITY | DESCRIPTION     | PRIX<br>PRICE | UNITÉ<br>UNIT      | MONTANT<br>AMOUNT |
|----------------------|-----------------|---------------|--------------------|-------------------|
|                      | change uv bulb  |               | } 5                | 280 00            |
|                      | change filter   |               |                    |                   |
|                      | CHECK chem pump |               |                    |                   |
|                      | CHECK softener  |               |                    |                   |
|                      |                 |               | TPS/GST<br>TVH/HST |                   |
|                      |                 |               | TVP<br>PST         | 36 40             |
|                      |                 |               | TOTAL              | 316 40            |

FACTURE  
INVOICE

N.



- B Bunkie
- L Electrical Shed
- WR Washrooms
- E Ramp