

**From:** [Mike Clarke](#)  
**To:** [mitch@lakerangerealty.ca](mailto:mitch@lakerangerealty.ca); [db.murray@hurontel.on.ca](mailto:db.murray@hurontel.on.ca); [Kelly Lush](mailto:Kelly Lush); [sherbert@hurontel.on.ca](mailto:sherbert@hurontel.on.ca); [jbhanna@hurontel.on.ca](mailto:jbhanna@hurontel.on.ca); [edmmcgugan@gmail.com](mailto:edmmcgugan@gmail.com); [fmlucknow@gmail.com](mailto:fmlucknow@gmail.com)  
**Subject:** 1582 Bruce road 1, on going concerns.  
**Date:** November-01-20 1:31:56 AM

---

Honorable Council,

It has come to my attention that again, my neighbor has made a point of making our business his concern and stirred up the neighborhood in the process.

The concern apparently revolves around the use of our personal property and renting that property out to others.

To address the concerns directly.

I confirm, that we are indeed offering our cottage to guests, on the online site Arbnb. This was never a secret and has been openly advertised on local internet buy and sell pages. The following link should clear up any ambiguity in the matter.

[airbnb.com/h/silverliningretreat](https://airbnb.com/h/silverliningretreat)

Further, we also have a page on facebook for the cottage, although that page lacks the detail that the Arbnb page has.

I have reviewed the previous letter and letter currently before Council, although I can certainly empathize with the concerns and emotion expressed by the neighboring property owners, especially considering the history of this property, this constant barrage from the neighbors is getting a bit tiresome and wearing on our nerves. So much so that my wife has expressed that she would rather sell the property, than put up with such onourous people on an on-going basis. It has been quite the unwelcome to the community to say the least and I can hardly blame her for feeling that way.

It is my understanding that we are well within our rights and the law to offer our property for rent for the enjoyment of others. If I am incorrect on this matter, I am, as always willing to do what ever is necessary to remain within the law.

Council is likely fully aware, that the previous letter accusing us of false advertising, referred to an ad, in July 22 on Kijiji, it then goes on further to address the undersigned opinions and desire concerning the use of our property and mentions us by name. I hope it is not lost on council that we purchased this property Aug 27, well after the supposed infraction noted in the complaint. That seems like a glaring omission considering the number of astute individuals who signed that letter and the councilors who attached there name to it. If not an oversight it would certainly appear to be intentionally misleading.

In the current letter, this same group of people make, what again has the appearance of, also making some very misleading assertions.

The suggestion that we are absentee landlords may be legally correct in the strictest sense, in that we dont live on the property, it is also a blatant misrepresentation of the nature of what is

going on. I believe that the phrasing is no accident. The letter seems to attempt to convey the idea that we are some distant owners, disconnected to the area or the ramifications of our actions of renting the property out.

Such is simply not the case.

Our primary residence is less than 5 mins from the property. When we have guests, we meet them in person, at the property, welcome them and walk them thru. After their nights stay, shortly after they depart, we attend the property to clean and tidy it. Every guest is given both of our cell phone numbers and our home telephone number. Further they have instant access to us via online messenger for the duration of their stay. They are also informed that we are very close by and should they need anything, to please contact us. We emphasize this point to instill to guests that they are being monitored and accountable for unruly behavior. Further you will note in our Arbnb page, that further emphasis is put on being respectful to neighbors and making sure things are quieted down at a reasonable hour. We have done everything we could do, within reason to be responsible and respectful of our neighbors.

To address the apparent safety concerns.

Our cottage is equipped with not only the standard fire and carbon monoxide detectors required by law, but also with fire extinguishers and first aid kits. All guests have a queen bed( two people to a bed).The cottage is limited to 12 guests, (6 queens/ 2 people per bed. ) The beds are situated in 4 proper bedrooms. All rooms have proper access to multiple exits, functioning doors ect. It is m, for all intents and purposes, properly furnished, finished and suitable for the number of accepted guests. There is no one sleeping on couches or in unorthodox places ect.

I highly doubt any of our concerned neighbors have had their properties or homes inspected and approved for their extra summer guests, or family gatherings.

As a large family, of 2 adults and 11 children, the uninformed suggestion that somehow our cottage/ second home is somehow a safety concern is insulting. We would neither risk the safety of own family or our guests. All guests are properly and safely housed and the suitability of the cottage has never been in doubt in that regard.

We are not operating a resort or hotel. We are not a commercial establishment. We are just everyday folks with a nice cottage, willing to share with others, trying to keep the bills paid. If council has any doubts about the safety of our property, as always you all have my phone number and know we operate on an open door policy. We have nothing to hide.

Further, the letter conveys the idea that somehow our activities are a burden, which necessitated a water rescue due to inexperienced boaters, us being somehow negligent and seems to lay the blame at our renting the property out. Although we did have guests that were towed back to shore by who we thought were a friendly neighbor, being neighborly. I will note that we had two of our sons, in addition to my sister and her husband on the property at the time, who were in direct contact with us and the guests, via cell phone. The incident was not an "emergency". At worse, it was a misadventure and really has no bearing on our right to rent our property to who we wish. Ultimately, as a public body of water, anyone could find themselves in the same situation and appreciate a hand. These same guests could have made their way back to shore on their own, albeit slower. The boat was equipped with all

emergency gear required by law, extra paddles ect.

Throughout the information presented by our " neighbors" there is the concept presented that our activities are outside the " residential nature of the area." I would point out that almost the entire eastern shoreline of Silver Lake is a commercial vacation establishment owned and operated by the Hannah family. That establishment has no less than 6 rental units situated directly on the lake front, visible from our backyard and countless other sites further inland on their property. That being the same Hannah family that is represented heavily as the presenters and signatories of these letters and concerns, ( a glaring conflict of interest, considering the business benefit to the Hannahs of limiting access to the lake) who are further, as I understand related or connected to Mr Murry Kraemer who seems to be the chief complainant/ ring leader in the matters at hand. It seems rather dishonest on part of the Hannah family, suggesting that somehow using our property for short term vacation rentals, changes the nature of the neighborhood, when our activities pale in comparison to the extensive operation of the Hannahs and SilverLake camp ground.

Further to that point, our cottage being rented out, via online sites or in person, is exactly within the nature of the area, regardless if one considers the single family dwelling, or the short term vacation rental of such a dwelling. Both uses are well represented in the local community, via SilverLake camp ground, or alternatively, the other various homes on the lake. Many of those homes have back lawns dotted with campers and guests during the summer. Some have even installed permanent hook ups for said campers and included picnic tables in a RV park like manner. All of this is quite acceptable in our eyes considering its lake front/ cottage area in nature. I truly wonder about the impact of such activity on the other properties, in regard to the "nature of the area" and how anyone can make accusations in regards to our use, with a clear conscience, given their own actions and activity.

I expect our neighbors will find that the few days we had guests, 4 nights or 8 days out of the 65 days we have owned this property to be exact, are far less consequential, than if we choose to move our family, all 13 of us, with fully home schooled children, into the property full time, with all the comings and goings of our very busy household, multiple businesses and vehicles ect, the impact of personal and strict residential use of our property will be far more profound then what is anticipated and far more significant than having short term guests for the night.

It is my understanding that the current owners around Silverlake are longtime owners. A small group of local folks and childhood friends, who grew up in the area. This has been " their lake" for a very long time. As the lake has little to no practical public access, it has in effect, operated and been used as a private lake. Benefiting the Hannah business and the private interests of the select few individuals who have been fortunate enough to benefit from the exclusive access afforded by landownership on the lake. It is, for lack of a better description, an old boys club. It is quite apparent that this group of people have strong opinions regarding what they want to happen in this area. It is also understandable on some level that they wish to maintain control and use of their private paradise, for their personal benefit. I urge Council to not only consider the opinion of this small group of mostly related, special interest folks but also consider where their rights and influence need to end, in my opinion, not far across the property line.

It is apparent to me and should be likewise apparent to any unbiased spectator that the folks involved in these letters are on a witch hunt, operating with a mob mentality. They have their

group, and we are not apart of it. If this was not so, they would be as rabidly opposed to Silver lake camp ground, as the relatively minor presence and use of our property but of course its owned by one of them so its accepted. They seem to desire to maintain control of the local area, on their terms and are using due process/ politics to try and harass us for not holding to their vision for the area and the use of our property. Will Council act to protect our rights and enjoyment of our property? Or will Council allow the former issues with this property and the over reaction of former players in that incident to destroy our families dreams and enjoyment of our legally owned property? At what point does council act to protect us, as the innocent minority in this situation.

I try to be a reasonable person. I am happy to work together to achieve our personal goals for this property and also protect the nature of the area and our neighbors enjoyment of their property.

If the neighborhood desires complete control of our property, they are more than welcome to purchase it and do as they please.

If council feels that somehow the property is a menace to the community at large and likewise would prefer to purchase it, demolish the buildings and establish it as a public access to the lake, so other residents of Huron-Kinloss could enjoy the lake, I am likewise quite willing to have those discussions.

However, our dream is to retire on this property in 20 or so years. In order to achieve that, it is and has always been our intent to rent the property out for short term vacation rentals and to establish proper zoning to allow for short term rentals for contract workers at the Bruce Nuclear Plant, by which to help pay for the upkeep and carrying costs of the property. There is tremendous demand for these two types of housing within our area. Due to the value of lakefront property, it is necessary for us to achieve some income from the property, to continue to afford the property. In the off season and unrented times, our family then gets to enjoy a lake front cottage, we could otherwise, not afford.

It is not our intent, nor will we ever rent any portion of the property out for full time residential occupancy. We have been landlords before and have no interest in doing so again.

I truly hope this letter puts much speculation and concern to rest.

We look forward to working with Council and our community in achieving our goals in a socially responsible and legal manner. We trust that we can steer this property in a positive direction for everyone involved and we look forward to building positive relationships with Council and our various neighbors, earning trust, respect and understanding in the pursuit of our goals.

As always, we welcome anyone to contact us with concerns, questions, or to engage in the process of developing our vision for this property. My personal cell number is 226 995 1000.

Sincerely,

Mike & Anna Clarke, and the rest of the Clarke clan.

