

Amanda Werner-Mackeler

From: Bob Hodgeson [REDACTED]
Sent: Thursday, April 9, 2026 10:02 AM
To: Lindsay Lambert; Amanda Werner-Mackeler
Subject: Proposed Pier 161 Expansion

Warning: Unusual sender IP

This message originated from a source not commonly seen for this domain, which could be an indication of a scam.

We presently have approximately 30 boat slips at 161 Ivy Lea Road that accommodate the Island Cottage owners for access to their island. We are seeking approval to add three sections of floating docks with each section accommodating 14 boats. (42 slips) Total 72 slips The size of the boat range from 14 foot to 22 ft. No power or water is required. Some families may have multiple boats for same property. We have existing clients moving to larger pontoon boats and a small request from other island property owners looking for local dockage. We will be adding sections as financially viable with the demand of the island property owners. We presently have parking that will accommodate 90 vehicles plus some trailers within our property of 161 Ivy Lea Rd and across the road at 164 Ivy Lea Rd. The dockage will not require any shoreline modifications. It will be attached to both existing floating docks and existing crib docks. Application A-2019-030 was approved in 2019 by the previous owners to upgrade existing docks which proceeded with myself as the new owner in 2020. I have submitted proposals showing additional dockage and present parking layout. I can assure the existing drainage in the parking area is working fine and has been slightly graded to minimize road washouts. We have additional access to our parking area onto the 1000 Island Parkway which 10% of the client presently use with the other balance using Ivy Lea Rd. I have been monitoring the usage of this access to Pier 161 clients only and can direct clients to use either access as required. I trust this provides an overview of my request. Feel free to reach out at any time for further details. Question.. Does the Township have any future plans to construct dockage for usage by the island landowners or provide parking at the Public Ivy Lea Dock ? I can assure the island property owners show frustration with taxes increasing drastically on their properties with minimal infrastructure for their usage. This proposal only compliments the on going needs of the island properties. Thanks in advance for your assistance on the matter.

Bob Hodgson
Pier 161

Amanda Werner-Mackeler

From: Bob Hodgeson [REDACTED]
Sent: Thursday, April 9, 2026 10:05 AM
To: Amanda Werner-Mackeler; Lindsay Lambert
Subject: 2026-03-26 - 161 ivy Lea Road
Attachments: 2026-03-26 - 161 ivy Lea Road.pdf

Warning: Unusual sender IP

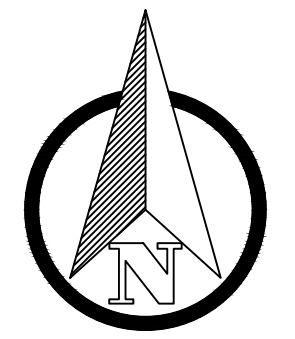
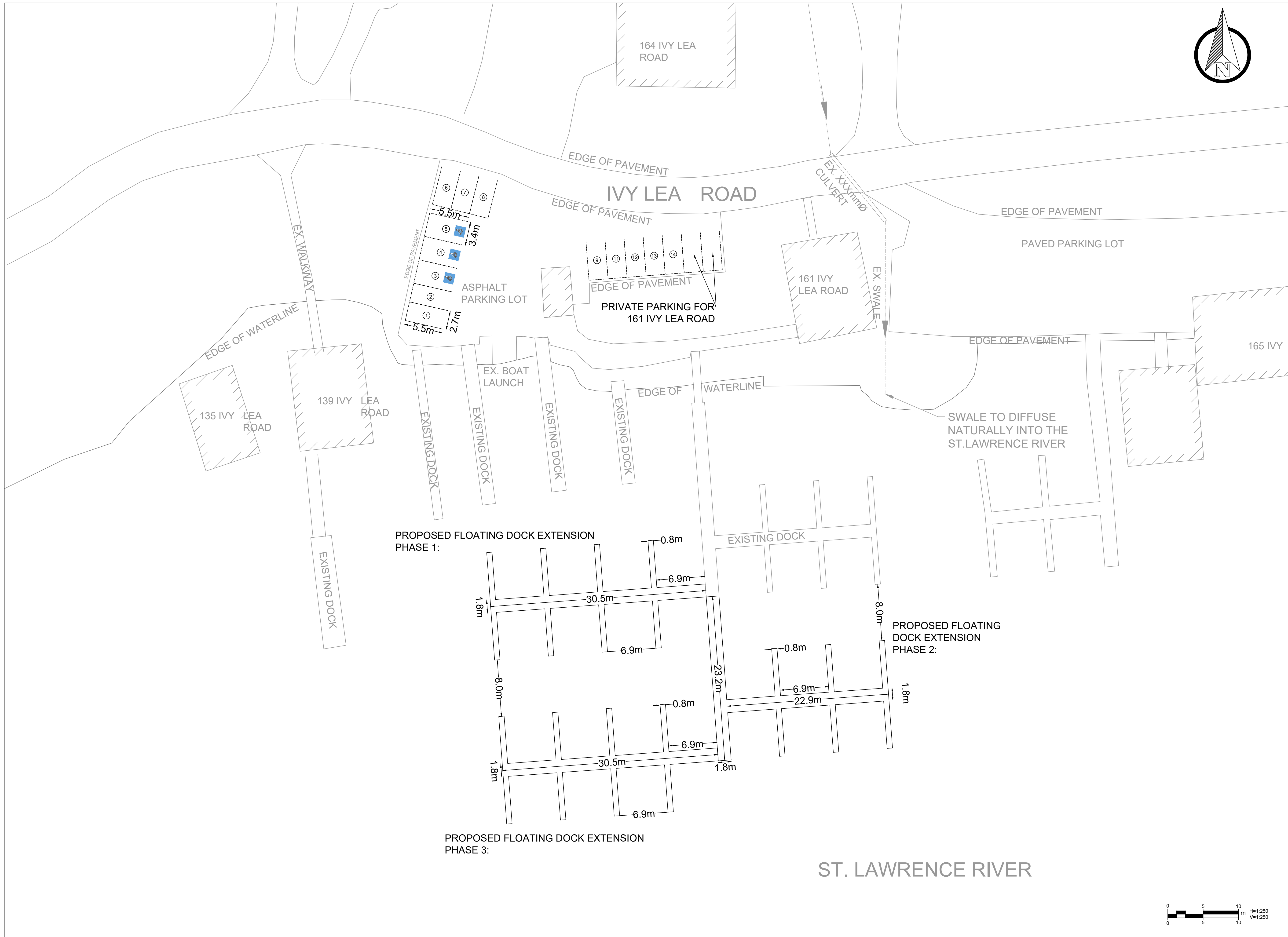
This message originated from a source not commonly seen for this domain, which could be an indication of a scam.

Attached is the following drawings for the application.

Sk3 shows the parking details

Sk2 shows the proposed docking.

Thanks.



LEGEND

- TOPSOIL AND SOD
- PROPOSED SWALE
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING GAS
- EXISTING BELL CABLE
- EXISTING UND.G. HYDRO
- EXISTING FENCE
- EXISTING CB, DCB
- EXISTING STORM MH, CBMH
- EXISTING SANITARY MH
- EXISTING HYDRANT, VALVE
- EXISTING TREE (DBH > 0.15m)
- EXISTING LIGHT STANDARD
- BENCHMARK
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- PARKING COUNT

No.	Revision/Issue	Date

Forefront Engineering Inc

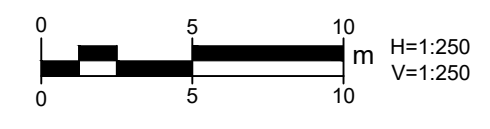
1329 Gardiners Road, Suite 210
 Kingston, ON, Canada K7P 0L8
 613.634.9009 tel.
 1.888.884.9392 fax.

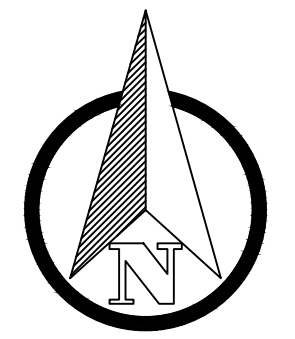
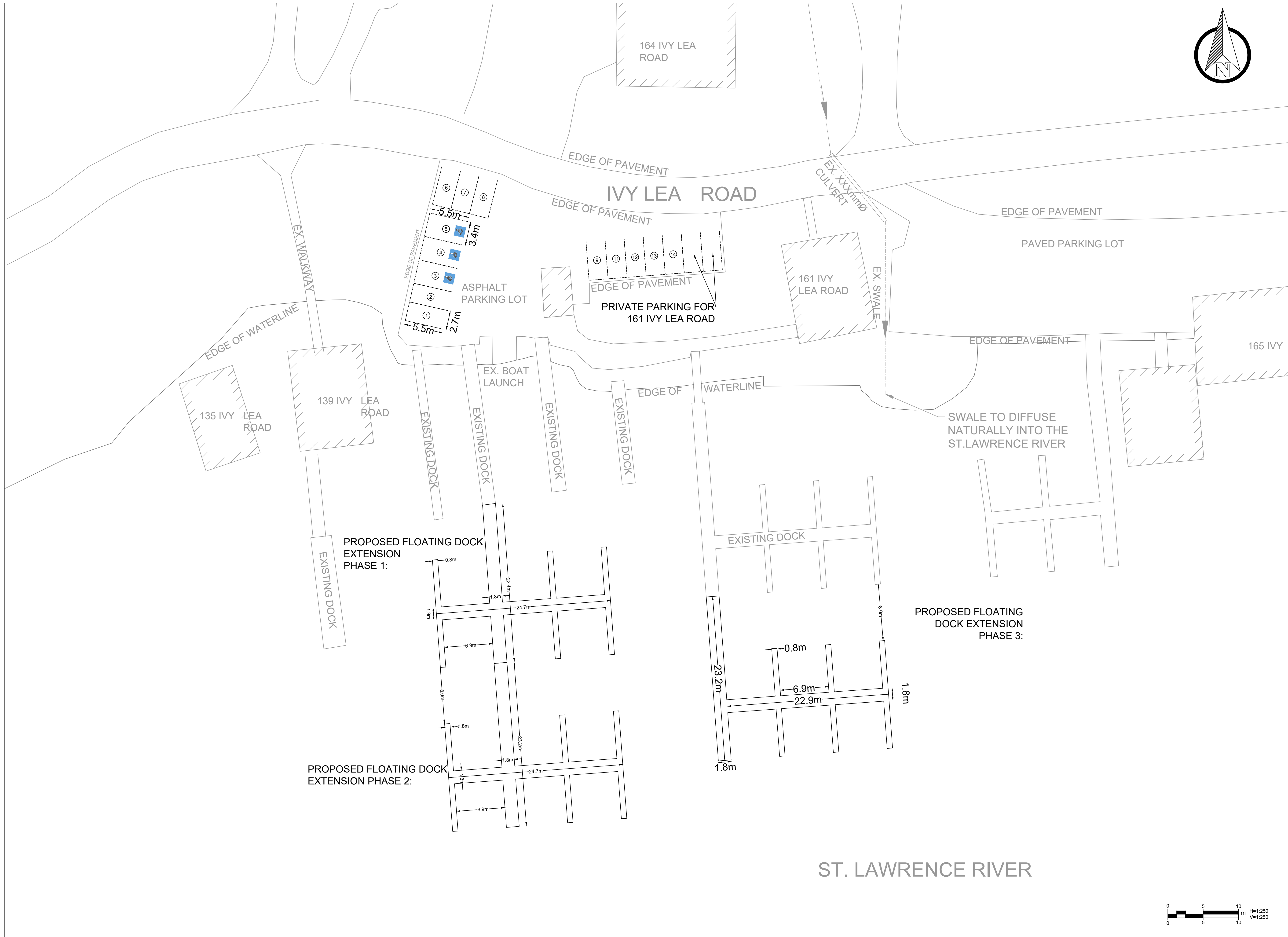
Client:
BOB HODGSON

Project:
161 IVY LEA ROAD

Drawing:
PROPOSED DOCK OPTION A

Drawn by: OR	Checked by: KMN	Project No.
Designed by: KMN	Approved by: KMN	Drawing No.
Date: FEBRUARY 2025	SK.1	
Scale: ANSI 1/1250		





LEGEND

- TOPSOIL AND SOD
- PROPOSED SWALE
- EXISTING SANITARY
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- EXISTING UND.G. HYDRO
- EXISTING FENCE
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- EXISTING SANITARY MH
- EXISTING HYDRANT, VALVE
- EXISTING TREE (DBH > 0.15m)
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- BENCHMARK
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- PARKING COUNT

No.	Revision/Issue	Date

Forefront Engineering Inc

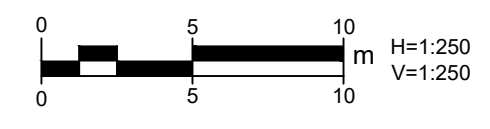
1329 Gardiners Road, Suite 210
 Kingston, ON, Canada K7P 0L8
 613.634.9009 tel.
 1.888.884.9392 fax.

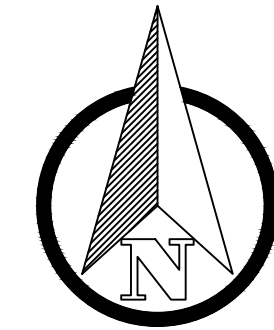
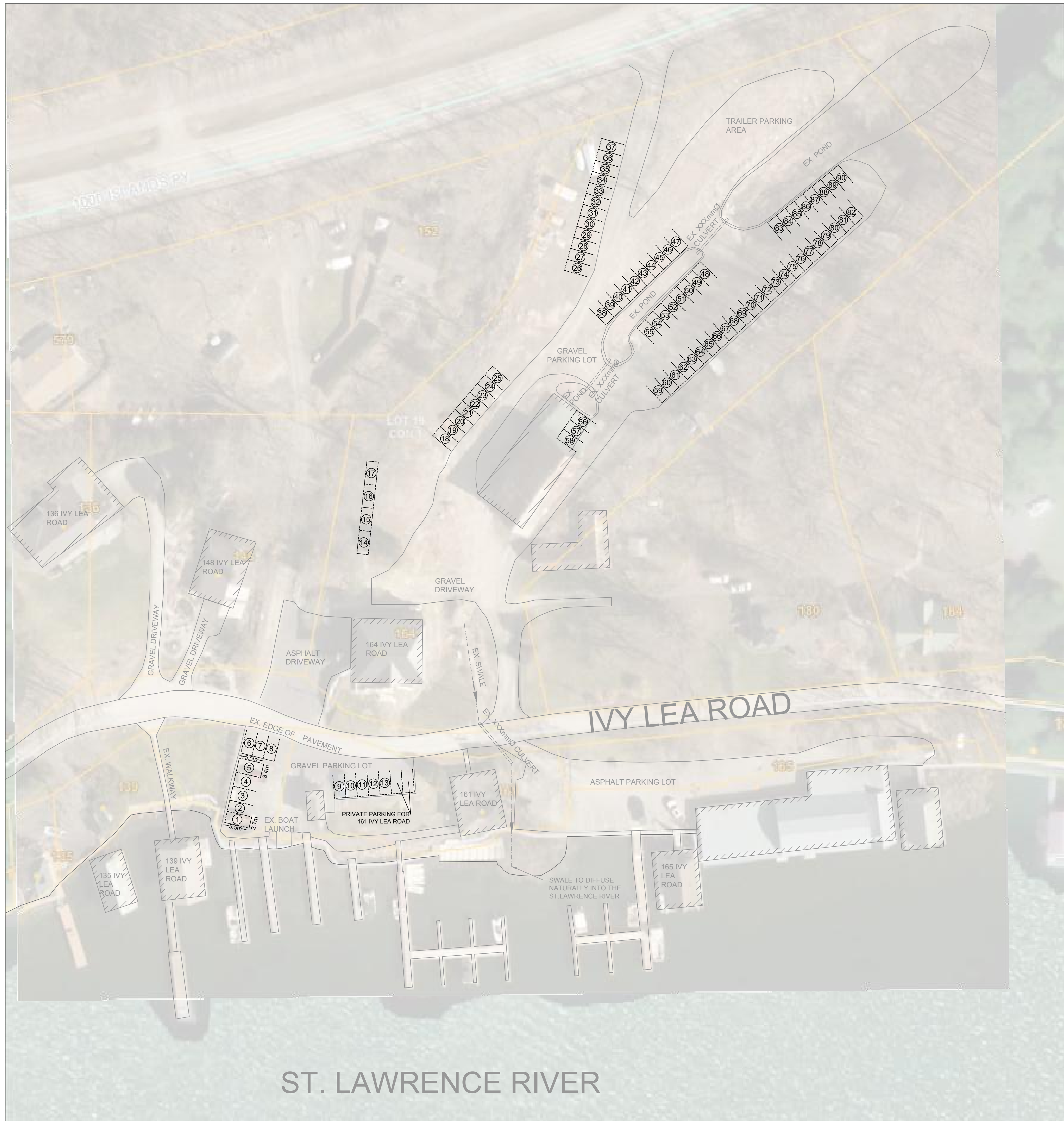
Client:
BOB HODGSON

Project:
161 IVY LEA ROAD

Drawing:
PROPOSED DOCK OPTION B

Drawn by: BR	Checked by: KMN	Project No.
Designed by: KMN	Approved by: KMN	Drawing No.
Date: FEBRUARY 2026	SK.2	
Scale: ANSI 1" = 1250'		





LEGEND

- TOPSOIL AND SOD
- PROPOSED SWALE
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- BENCHMARK
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- PARKING COUNT

Benchmark

No.	Revision/Issue	Date

1329 Gardiners Road, Suite 210
Kingston, ON, Canada K7P 0L8
613.634.9009 tel.
1.888.884.9392 fax.

Client:
BOB HODGSON

Project:
161 IVY LEA ROAD

Drawing:
PARKING

Drawn by: DR	Checked by: KMN	Project No.
Designed by: KMN	Approved by: KMN	Drawing No.
Date: FEBRUARY 2025	SK.3	
Scale: ANSI 1" = 1500'		

