

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21151}: Planning Applications B/76/2018/HTE and Z/66/2018/HTE
Date: January-02-19 9:02:05 AM
Attachments: [OMB denies Lake Waseosa development.docx](#)

--reply above this line--

----- Forwarded message -----

From: jasmine.last@huntsville.ca
Date: 1/2/2019 9:01:16 AM
Subject: Planning Applications B/76/2018/HTE and Z/66/2018/HTE

Good morning,

Thank you for submitting your comments. I've forwarded them to the planner working on the file, Elizabeth Reimer, so they will be shared with the members of Development Committee.

Kind regards,

Jasmine Last | Planning Customer Service Representative
(705) 789-1751 | Town of Huntsville
www.huntsville.ca

From: [REDACTED]
Date: 1/1/2019 2:24:00 PM
Subject: Planning Applications B/76/2018/HTE and Z/66/2018/HTE

Dear Sir/Madam,

As Cottage Owners on [REDACTED] I must say my family is disappointed with the Group (Ball, Gailits, Rowland) putting these Proposals (File #s B/76/2018/HTE & Z/66/2018/HTE) forward in the Winter when there are few Cottagers around to see such important Notices that impact everyone in the area. If it wasn't for our neighbour who was taking his dog out for a walk and found these notices lying in the snow we wouldn't have know about these proposed changes to our neighbourhood.. My Family would like to voice our opposition and concerns (also shared with neighbours I have spoken with). These Applications B/76/2018/HTE and Z/66/2018/HTE in support of two (2) cottages to be built on "Treasure Island" (now Zoned as a Conservation Area) would be just the start of Developing the whole Island for more Cottages.

At present most Lake traffic (Ski Boats, Pleasure Craft, Canoes ,etc.) generally goes up and down the length of the Lake past the Island. With these cottages (and their prolonged construction i.e delays for weather, materials, labour issues, etc., etc.) you are adding Traffic crossing this flow and increasing potential for boating accidents. The Lake is already past capacity to sustain current traffic. This new traffic flow (initially caused by construction activity but continuing when the two (2) Cottages are finished and more cottages are added) will get much worse.

In our opinion allowing the two cottages on Treasure Island will be like opening a “Pandora’s Box” (so to speak) with the following implications:

- At present the Island is an “untouched” natural environment with a mature forest. It serves as a Water Purifier, Oxygen Generator and Habitat for many species of plants and animals. Allowing these two (2) cottages (to start with) diminish these beneficial natural activities.

- Increased use of the Lake for boating activities as well as water usage by the cottages.

- Potential Lake contamination from boats and barges crossing the Lake with Construction Materials and returning with Construction “Garbage” (paint cans, cement bags, wood treatment chemicals, etc., etc.,)

In regard to Applications B/76-2018/HTE and Z/66/2018/HTE which are for a Dock and Parking Lot.

If approved this Dock (along with a Boat Ramp – which seem to appear regularly whether with or without a Permit on Lake Waseosa) will result in large traffic flows across the Lake for these two (2) cottages (particularly while they are under construction) and continuing over time as more cottages are added.

As far as the proposed Parking Lot I see it as being inadequate (overtime) again particularly during the construction stages of the two (2) Cottages on the Island, Someone from Planning needs to drive out and have a look at West Waseosa Lake Road. Although adequate for the current residence it is more a long single lane driveway than a road. Further to this we would like to point out the following:

- Increased traffic leading to “Gridlock” on West Waseosa Lake Road particularly during time of Construction on the Island and beyond with increased vehicles (Cars, boats, 4-Wheelers, Snowmobiles, etc.) using the Proposed Dock and Parking Lot.

- Construction times for the two (2) proposed cottages on the Island could stretch to Years, depending on Construction Schedules. This will only get worse when more Cottages are built on the Island.

- The Community we are in has been Peaceful and quiet. Most residence are respectful of one another. This Dock and Parking Lot invite many visitors and strangers to the area disrupting our neighbourhood in a negative manor.

- Noise and Air pollution along with Garbage left at this dock and Parking lot will increase with the heavier traffic flows.

In conclusion we see this whole development as unnecessary and unsustainable on a Lake already stressed with lower Lake levels and reductions in water quantity as well as quality. These proposals are only going to exaserbate an already borderline situation. I have added an article from The Huntsville Forester (June 30, 2006) regarding a 2006 OMB decision that pointed out problems with further Development on Lake Waseosa. You’re Planning Dept needs to read it. The decision on both these Applications should be
NO.

John and Marilyn Brown



OMB denies Lake Waseosa development

News Jun 30, 2006 Huntsville Forester

It's been closed off to new development for 30 years and it appears Lake Waseosa will stay that way. In a precedent-setting decision, the Ontario Municipal Board [OMB] has dismissed an appeal by Sybille Pieper to allow her to sever her Lake Waseosa property and create four new residential lots. "I think everybody in Muskoka and the other municipalities were definitely watching this decision," said Huntsville councillor Brian Thompson. The decision is quite huge. Had the decision gone the other way, it would have opened up Lake Waseosa and all of the other lakes in question [to additional lot creation] as well. Originally, Pieper had unsuccessfully applied to Huntsville's council in December, 2006, for an Official Plan [OP] amendment to accommodate the four-lot development. As a result of the District of Muskoka's 2005 Muskoka Lakes System Health Program, which identifies Lake Waseosa as over threshold and particularly stressed due to its phosphorous content, the OP "generally restricts" new lot development on the water body. Throughout this application, Pieper presented the Town with new scientific evidence which indicated that additional lot development wouldn't contribute to the lake's faltering health. In 2003, Pieper hired environmental scientist Michael Michalski to test the property in question's soil. His findings showed that phosphorous omitted into the ground by septic tanks would bind with existing soil due to naturally occurring levels of iron and aluminum. This, along with imported soil, would prevent phosphorous from running into the lake. Council turned down Pieper's application. According to the District of Muskoka's 2005 Muskoka Lakes System Health Program, municipalities have the ability to deny applications for new lot creation or implement strict site-plan controls while ensuring that those controls are in fact implemented. At the time of council's decision, many questioned whether the Town was prepared to pay for the monitoring of the controls. "They made a very valid decision. They decided that they could not implement those policies," said Judi Brouse, District of Muskoka director of water policies. "They are saying, 'We don't think we should put extraordinary public resources into ensuring that [precautionary measures] are implemented and the monitoring over time and all that stuff...' They may feel that they are not prepared to implement that." The Town, originally co-defendants of their decision, along with the Lake Waseosa Ratepayers' Association [LWRPA], pulled out from the OMB hearing only weeks before it was scheduled to take place. Bruce Howlett of the LWRPA, said this decision was a tough one for the association to swallow. "They [Town] were no longer interested in carrying on with the case," said Howlett. "What does the chair that conducts the meeting think when he sees the Town backing out and these other guys are left holding the bag? It sends a terrible message." However the LWRPA, were pleased with the OMB's decision to dismiss the appeal. "I feel that the member [chair] was well-versed in issues relating to waterfronts and lakes and therefore considerate of all the submissions made by the residents of the lake," said Howlett. The OMB's decision, dated January 9, 2007, reads as follows: "The evidence presented indicates that there are risks to Lake Waseosa from the existing conditions on the lake. There are risks that proposed systems to protect Lake Waseosa may fail in high water table conditions that may result from seasonal factors, high rainfall events or heavy use of the septic systems. The Muskoka Lake System Health Program also lists Huntsville's Clearwater Lake and Long's Lake as being overthreshold.

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21152}: Rezoning application No Z/66/2018/HTE
Date: January-02-19 9:01:54 AM
Attachments: [Waseosa Treasure Island.docx](#)

--reply above this line--

----- Forwarded message -----

From: jasmine.last@huntsville.ca
Date: 1/2/2019 9:01:42 AM
Subject: Rezoning application No Z/66/2018/HTE

Good morning,

Thank you for submitting your comments. I've forwarded them to the planner working on the file, Elizabeth Reimer, so they will be shared with the members of Development Committee.

Kind regards,

Jasmine Last | Planning Customer Service Representative
(705) 789-1751 | Town of Huntsville
www.huntsville.ca

From: [REDACTED]
Date: 1/1/2019 2:48:32 PM
Subject: Rezoning application No Z/66/2018/HTE

Please see attached letter of rejection of application

Please confirm receipt of this letter before the deadline date.

Thank you
Graham Leishman
[REDACTED]

Graham Leishman



January 2, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland)

My wife and I own this property and have been on the lake 45 years. The rezoning of this parcel of land is a significant change to the usage it has seen for the last century. I am not completely opposed to development of the island but believe that there needs to be a complete plan of development so that one cottage does not lead to the development of ten. If the town and lay out a proposal for complete development that is supported by the majority of the lake, this might be feasible.

1. **Island Rezoning** - I understand that an application has been made to have Treasure Island rezoned to SR5-H with the intent of constructing residential properties on the island. I object.
2. **Proposed Access Point** - I also understand that an application has been made to have an access point (located at 143 W Waseosa Lake Road) constructed on the small section of land adjacent to our property. I object. This sliver of land is not able to be built on, and meets no set back allowances at all. As far as I understand it is not a right of way. The proposed parking area and dock landing area / boat launch have no ability to allow a vehicle with a trailer to turn around.

I ask the town to decline both the application to rezone the island for residential development and the proposed access point.

It is also noted that we have not been notified by mail of any of these applications, and in being here at Christmas only noticed that there was a posted notice on the ground covered in snow. The town has a responsibility to better notify cottagers / home owners of significant changes in their area. In this case because it is an island property, which affects the whole lake, every property and home owner should have been mailed and notified. My last objection is that the town needs to create better time lines to notify of changes in zoning.

Respectfully,

Graham Leishman



**OBJECTION TO CONSENT APPLICATION
B/76/2018/THE; and Rezoning Application
Z/66/2018/HTE**

Easement and development Proposal: Ball et al

***I OBJECT TO THE ABOVE ITEMS IN THE
MOST STRENUOUS TERMS.***

*The Janes Family has had their family cottage on
[REDACTED] 70 years +/-; my family, for 57
years. Our property is [REDACTED]
[REDACTED] abutting the proposed ramp/dock.*

*The character of W. Waseosa Rd: from the
beginning at S. Waseosa Rd, it is a private, single
lane dirt track running through mostly forest. I
am one of the co-owners of the 17 acres through
which it runs.*

*This road is assumed by the town; it has 2
branches leading off toward the lake, the second
of which leads past the proposed access point at
my property line.*

*This road presents a lovely "tunnel" effect
through the trees in Summer.*

*There are at least 7 Families which will be
severely affected by the proposed access*

*development. The four of us [REDACTED]
[REDACTED] on the point of land at the
end of that branch of the road will face the worst,
the access point being between my property and
that of the [REDACTED]*

*People using the access point will have to have
boats parked there, requiring a large dock and
ramp.*

*They will have to drive down with all their gear
and provisions, transfer to boats, then drive back
out to the proposed parking area, park, then walk
back down to the dock and take the boat to the
island. This will inevitably lead to them leaving
their vehicles in our driveways, obstructing them,
as the road at this point is very constricted.
There is NO ROOM for this anywhere on this
branch of the road.*

*If trees (which are all on private property) are cut
to widen the road, then the rest of them will
become more susceptible to wind damage from
“downbursts” during storms. The entire
character of the “tunnel” effect will be ruined.*

*The road is a private road, and is only maintained
by the residents cooperating for repair/plowing
etc. Is the Town proposing to assume the road
and maintenance for these new people? Winter
access and snow clearance?*

The construction of the ramp and ensuing construction traffic/barges for materials/machinery etc will account for YEARS of high volume traffic and noise, depriving the present residents of their right to the ancestral peace and quiet and privacy that the location has always provided.

The increase in vehicular traffic will create a danger to children and others on the private road. Major damage will likely occur to the private road from construction vehicles and other heavy equipment to be transported to the Island.

If approved, this will create a new and constant increase in boat traffic across, and close to, my lake frontage, and will dramatically increase the wake damage to the shoreline of the point (the boats coming and going will have to go directly past my frontage to get to "Treasure Island".)

In the last 5 years alone, I have lost over 1 foot of shoreline/beachfront from the giant Wake Boats going by in order for their children to "wake-board" behind their boats.

I have huge pine trees on my shoreline that have already become so undermined by boat wakes that they are dying.

We have always maintained a small boat railway for winching our boat out of and into our mainland boathouse. The concrete footings for this railway used to stand on dry ground. But in the last several years, as a result of wake damage, the two footings nearest the water are now **SUSPENDED ABOVE THE WATER** and had to be bolstered by flat slabs of granite for support.

Each user of the ramp will create damage coming and going, not to mention the added pollution effect to the water itself.

The bay is fairly small, and it would become dangerous even for swimmers from my location and from the [REDACTED] because of boats coming and going to/from the proposed ramp.

The space between my dock and that of the [REDACTED] is also a well known fish and snapping turtle habitat.

[REDACTED] will be badly affected by the clear-cut required for the proposed parking area right against his property line.

All of our property values will be severely affected by this, but even worse, our right to the lawful enjoyment of our properties with their normal peace and quiet will be negated.

The lake had begun turning into a “brown-water” lake because of the many “cottages” that became year-round residences, with people not managing their waste-water properly. It has become better in clarity in the last few years, but still has much in the way of algae on the bottom, which was never seen in years gone by. ANY new development will put all of that recovery at risk.

The proposal for the development of “2 shoreline residences” on “Treasure Island” is laughable; you may be sure that, once the “door is opened” to them, the applicants will apply in the future to subdivide the lots, because they are HUGE.

I submit to you, that if “Ball” and his co-applicants wish to reap all of the profits that will come from the development of their Island, they should provide access to it through their own properties, which are already on a Town-maintained road and only a short boat-ride across a channel, rather than putting all of this disruption on their neighbors and requiring a boat-ride across the lake and development of a private road.

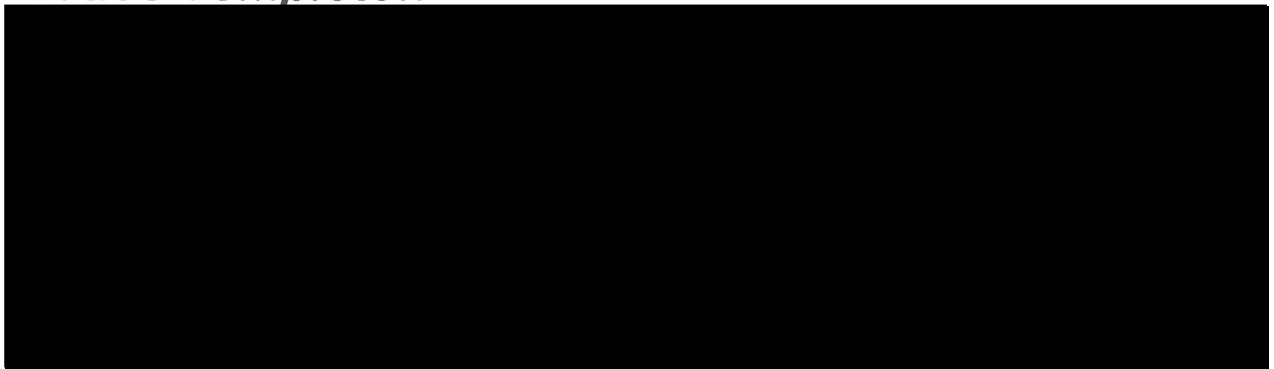
My property, [REDACTED] the MOST affected by all of this, has been my favorite place on Earth since my Family bought it when I was 9 years old (I am now 65); now I am faced with its ruin.

***It is up to you to control damage to the lake,
through the permit process.***

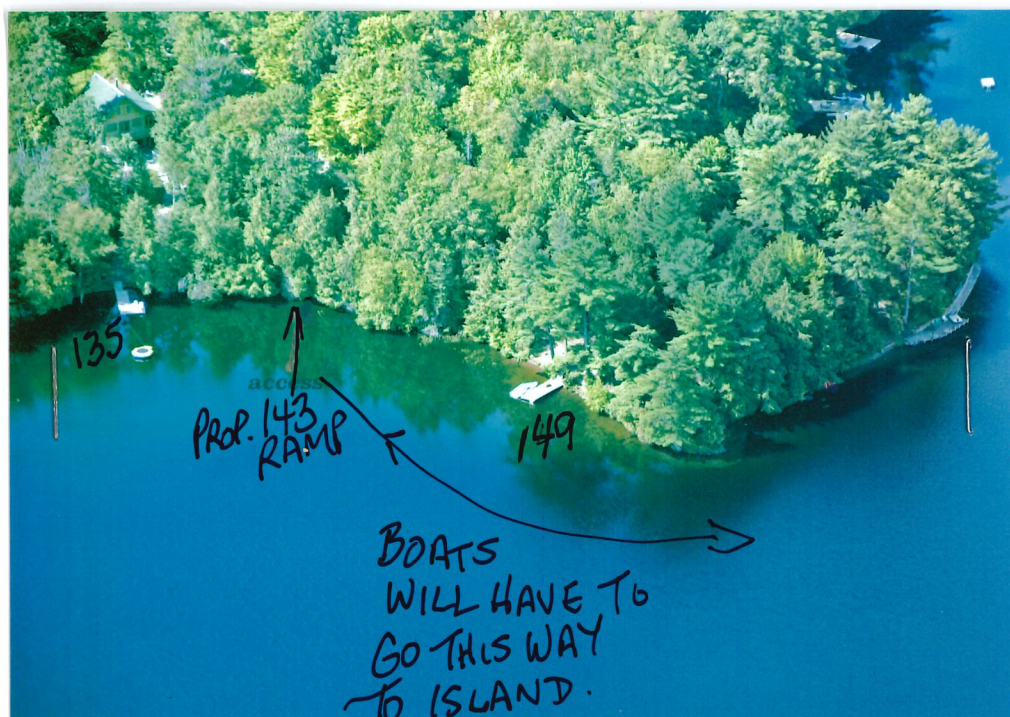
***It is up to you to protect the rights of the affected
landowners from damage to and loss of value and
lawful enjoyment of their existing properties.***

***Please do the right thing, and deny permission
for this disaster.***

***Yours Truly, 
Bruce Templeton***



Dec. 30, 2018,



JAN 02 2019

Jeffrey Lorne King

January 2, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland)

My wife and I purchased our cottage at [REDACTED] in October of 2012. To purchase a cottage had been a lifelong dream of ours. At the time we bought the property, we did not even realize what a "gem" this lake really was, and still is.

The significant amount of untouched shoreline is one of the key attributes that make it so. In addition, the beauty of Treasure Island was of particular attraction to us. Knowing that the island was zoned as a **C-H Conservation Holding** land, brought us real comfort in believing that it would remain preserved as such for many years, if not indefinitely. In our search for a cottage we found many lakes in cottage country that seemed to be busy and overcrowded. For this reason, we chose Lake Waseosa and even invested in a significant investment/addition to our cottage in 2016....again, with the belief that the value of our investment would hold for many years.

However we have recently learned that there have been two initiatives brought before the Town of Huntsville pertaining to Lake Waseosa, and I wish to comment on both of them.


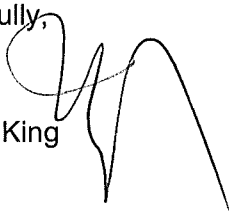
1. **Island Rezoning** - I understand that an application has been made to have Treasure Island re-zoned to SR5-H with the intent of constructing residential properties on the island. I object to this application for the following reasons:
 - a. Even though (as I understand it) the application is only for one or two homes/cottages, there is a significant amount of land, that I fear over time, will result in this "treasure" becoming much more populated than what is currently being proposed.
 - b. The pristine nature of the island is enjoyed by many kayakers, canoers, on the lake. As well, I have often observed wildlife on the island such as deer, heron, and other.
2. **Proposed Access Point** - I also understand that an application has been made to have an access point (located at 143 W Waseosa Lake Road) constructed on the small section of land adjacent to our property. I object to this application as well, for the following reasons:

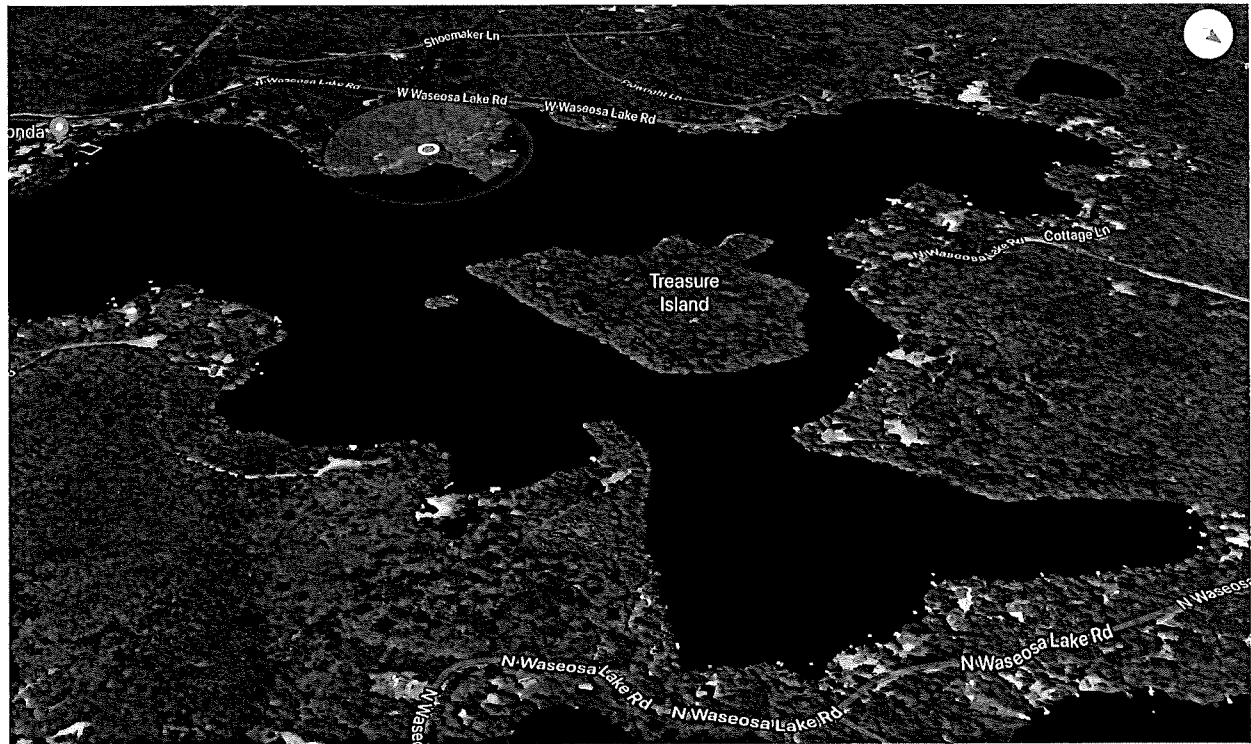
- a. The "sliver" of land that is being considered for this purpose will result in significant traffic throughout construction of any properties on the Island, as well as further tenants, owners, guests, renters for years to come.
- b. The traffic noted above will significantly diminish the quiet enjoyment of our property (and the lake in general), and will likely occur at all hours of the day and evening as people travel to/from the island.
- c. Although the application provides for parking at a nearby lot (207 W Waseosa Lake Rd), the fact is that the said lot, is quite a distance from the proposed access point/dock. It is inevitable that, for convenience, future owners and visitors to the Island will opt to park on the land closest to the access point, rather than to park at 207 and cart their groceries, luggage etc down to the proposed dock. This will result in congestion in a very small piece of land, particularly if the development of the Island increases in coming years.
- d. There are likely a number of other much more logical and convenient locations on the lake from which to construct an access point to the Island, should the Town proceed with proposed rezoning. The bay that we are on, is simply too small to accommodate an increase in pontoon boat traffic/storage to and from the Island without significantly impairing the value of our own property as well as those nearby.

In summary I ask the the Town to decline the application to rezone the Island for residential development (in which case the access point issue becomes moot). If however the Town chooses to approve rezoning of the Island, then I would urge that an alternate access point be considered.

Respectfully,

Jeffrey L King





From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21178}: Re The REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE
Date: January-03-19 10:02:48 AM
Attachments: [Town of Huntsville Letter regarding Treasure Island Development - Jan 2 2019.docx](#)
[att_b3ff23ce66934cd2a2985117cd6e42e3.html](#)
[Lake Plan Update v Jan 4 16.pdf](#)
[att_14877b2dea7c404485a592c9382d7b51.html](#)

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----- Forwarded message -----

From: janetlmccallum@gmail.com
Date: 1/2/2019 5:09:31 PM
Subject: Re The REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE

Town Planning Department:

We are the residents of [REDACTED]. We have been property owners since 2012 and guests of the lake since 1985.

Attached, please find my letter expressing concern and action re the rezoning application Z/66/2018/HTE

January 2, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland)
and REZONING APPLICATION No. B/76/2018/THE

We are the residents of [REDACTED]. We have been property owners since 2012 and guests of the lake since 1985.

We have concerns about the above rezoning applications for the following reasons and request that the Town of Huntsville postpone the review of the applications until such time as all of the following requests have been properly addressed.

1. Treasure Island is zoned C-H Conservation Holding Land.
 - a. Changing this designation impacts all of the property owners on the lake. This is a piece of untouched land that we all benefit from and the Island owners have always stated that they would preserve it as conservation land.
2. The lake is at capacity for the number of cottages and the resources that are available. Please review the 2016 planning document prepared by the Ratepayers Association (attached).
 - a. Water quality levels have been a constant concern, and at different times individual lakes have been at or over threshold, and/or have been closed to development. Lake Waseosa was closed to additional development from 1980 to 2009 (except for pre-existing lots) because of high phosphorus levels. Testing by the University of Waterloo in 2015 produced high phosphorus readings in Waseosa and Palette Lakes. Two additional lots will only add to the problem.
 - b. A lake alert model created by MNR in 1972 calculated that the maximum number of building lots should be 115. There are currently 143 registered lots. (please see Sec 5.2 of the Planning Document).
 - c. Lake Waseosa is above carrying capacity for watercraft (see Sec 5.3 of the Planning Report) and any additional building will only make the situation worse.
 - d. Lot setback (see Sec 7 of the Planning Document). The Township Of Huntsville has decreed a minimum lot setback of 90 m on Lake Vernon and 120 m of Mary Lake and Menominee Lake. We would expect the same for these new lots.
3. Parking and Public Boat Launch/Access Point
 - a. The fish habitat will be impacted by shore degradation at both the boat launch and on the Island where the lot development is proposed.
 - b. Although the lake has always had a public access point, there has never been a public boat ramp. Adding an access point with a public boat ramp, docking facility and parking will invite new traffic in addition to the

- current residents and proposed new cottages. For a small lake, increased fishing pressure would negatively affect the native fish population.
- c. Please confer with the Ontario Ministry of Natural Resources to insure that no spawning areas will be impacted.
4. New Development affecting Shoreline Vegetation.
- a. What assurances will we have that trees and vegetation will not be improperly removed?
 - b. What fines are in place if vegetation is removed without proper permission and permits? Will they be high enough or will the owners only consider a fine as part of the construction costs?
5. Environmental Impact Study
- a. The Town should request that an Environment Impact Study be undertaken before any ruling can be made
 - b. The study should be paid for by the applicants
 - c. The study should be conducted by an independent third party chosen by the Town of Huntsville
 - d. The study should be shared with the residents and Ratepayers Association before a decision can be made.
6. An application, with this much potential impact, should not be considered, in the winter months, when the seasonal property owners are not present. Every resident on the lake should be given written notice, to their address of record, with ample time to access (minimum of 60 days) so that they may choose a well thought out course of action.

We respectfully request the Town of Huntsville to decline the application to rezone the Island for residential development, in which case the access issue becomes a moot point.

Respectfully,

Janet McCallum

A large black rectangular redaction box covering the signature area.

(Note: The 2016 LWRA Lake Plan was appended to the above letter. Removed here for brevity, but available at <https://www.lwra.net/2016-lake-plan>)

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21179}: Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland)
Date: January-03-19 10:07:46 AM
Attachments: [DPGI Main Logo_Digital.png](#)

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----- Forwarded message -----

From: [REDACTED]
Date: 1/2/2019 6:47:38 PM
Subject: Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland)

To whom it may concern:

We recently purchased a cottage at [REDACTED] (July 2017). Like many other cottage owners and residents, the pristine, quiet lake drew us here.

As we have just been informed of the above rezoning of Treasure Island at the eleventh hour, we did want to express our concern of this potential change. We currently reside on [REDACTED] and are aware first hand of the effects of over development. Please consider the effects, opinion of others who share this lake and the environment.

Thanks

ANNE ARNOLD

[REDACTED]



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21180}: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE
Date: January-03-19 10:11:58 AM

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From: [REDACTED]
Date: 1/2/2019 8:55:28 PM
Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE

January 2, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE

I am the owner of 2 properties [REDACTED] [REDACTED]
[REDACTED]. I have been a property owner on the lake since 1998 and have been coming to relatives cottages on the lake since 1968.

I am deeply concerned about the above rezoning applications and am opposed to any rezoning of the conservation status of the large island on the lake known as Treasure Island. I find the timing of the application to be suspect as it is at a time when many property owners that are seasonal users of their properties are not around to voice their opinions.

My concerns are the following:

1. The island is a natural unspoiled piece of land that is enjoyed by all residents of the lake as a peaceful stretch of shoreline to canoe, kayak or fish on without disturbing others on the lake. My understanding was that the owners of the island property have always stated that they wished the property to be preserved as conservation lands.
1. The lake is at capacity for the number of cottages and the resources that are available. Please review the 2016 planning document prepared by the Ratepayers Association.
 1. Water quality levels have been a constant concern, and at different times individual lakes have been at or over threshold, and/or have been closed to development. Lake Waseosa was closed to additional development

from 1980 to 2009 (except for pre-existing lots) because of high phosphorus levels. Testing by the University of Waterloo in 2015 produced high phosphorus readings in Waseosa and Palette Lakes. Two additional lots will only add to the problem.

2. A lake alert model created by MNR in 1972 calculated that the maximum number of building lots should be 115. There are currently 143 registered lots. (please see Sec 5.2 of the Planning Document).
3. Lake Waseosa is above carrying capacity for watercraft (see Sec 5.3 of the Planning Report) and any additional building will only make the situation worse.

1. Lot setback (see Sec 7 of the Planning Document). The Township Of Huntsville has decreed a minimum lot setback of 90 m on Lake Vernon and 120 m of Mary Lake and Menominee Lake. We would expect the same for these new lots.

1. Parking and Public Boat Launch/Access Point

1. The fish habitat will be impacted by shore degradation at both the boat launch and on the Island where the lot development is proposed.
2. Although the lake has always had a public access point, there has never been a public boat ramp. Adding an access point with a public boat ramp, docking facility and parking will invite new traffic in addition to the current residents and proposed new cottages. For a small lake, increased fishing pressure would negatively affect the native fish population.
3. Please confer with the Ontario Ministry of Natural Resources to insure that no spawning areas will be impacted.

1. New Development affecting Shoreline Vegetation.

1. What assurances will we have that trees and vegetation will not be improperly removed?
2. What fines are in place if vegetation is removed without proper permission and permits? Will they be high enough or will the owners only consider a fine as part of the construction costs?

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1. The Town should request that an Environment Impact Study be undertaken before any ruling can be made
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3. The study should be conducted by an independent third party chosen by the Town of Huntsville
4. The study should be shared with the residents and Ratepayers Association before a decision can be made.

1. An application, with this much potential impact, should not be considered, in the winter months, when the seasonal property owners are not present. Every resident on the lake should be given written notice, to their address of record, with ample time to access (minimum of 60 days) so that they may choose a well thought out course of action.

I respectfully request the Town of Huntsville to decline the application to rezone the Island for residential development, in which case the access issue becomes a moot point.

Sincerely yours,

George Klump



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21193}: Re: Application no. B/76/2018/THE
Date: January-03-19 12:42:51 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/3/2019 11:35:06 AM
Subject: Re: Application no. B/76/2018/THE

January 3, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and
REZONING APPLICATION No. B/76/2018/THE

I am the resident of [REDACTED]. I have been property owner since 2016 and
guest of the lake since 1985.

I have concerns about the above rezoning applications for the following reasons and
request that the Town of Huntsville postpone the review of the applications until such
time as all of the following requests have been properly addressed.

1. Treasure Island is zoned C-H Conservation Holding Land.
 1. Changing this designation impacts all of the property owners on the lake.
This is a piece of untouched land that we all benefit from and the Island
owners have always stated that they would preserve it as conservation
land.

1. The lake is at capacity for the number of cottages and the resources that are
available. Please review the 2016 planning document prepared by the
Ratepayers Association (attached).
 1. Water quality levels have been a constant concern, and at different times
individual lakes have been at or over threshold, and/or have been closed
to development. Lake Waseosa was closed to additional development
from 1980 to 2009 (except for pre-existing lots) because of high
phosphorus levels. Testing by the University of Waterloo in 2015 produced
high phosphorus readings in Waseosa and Palette Lakes. Two additional
lots will only add to the problem.
 2. A lake alert model created by MNR in 1972 calculated that the maximum
number of building lots should be 115. There are currently 143 registered

lots. (please see Sec 5.2 of the Planning Document).

3. Lake Waseosa is above carrying capacity for watercraft (see Sec 5.3 of the Planning Report) and any additional building will only make the situation worse.
4. Lot setback (see Sec 7 of the Planning Document). The Township Of Huntsville has decreed a minimum lot setback of 90 m on Lake Vernon and 120 m of Mary Lake and Menominee Lake. We would expect the same for these new lots.

1. Parking and Public Boat Launch/Access Point

1. The fish habitat will be impacted by shore degradation at both the boat launch and on the Island where the lot development is proposed.
2. Although the lake has always had a public access point, there has never been a public boat ramp. Adding an access point with a public boat ramp, docking facility and parking will invite new traffic in addition to the current residents and proposed new cottages. For a small lake, increased fishing pressure would negatively affect the native fish population.
3. Please confer with the Ontario Ministry of Natural Resources to insure that no spawning areas will be impacted.

1. New Development affecting Shoreline Vegetation.

1. What assurances will we have that trees and vegetation will not be improperly removed?
2. What fines are in place if vegetation is removed without proper permission and permits? Will they be high enough or will the owners only consider a fine as part of the construction costs?

1. Environmental Impact Study

1. The Town should request that an Environment Impact Study be undertaken before any ruling can be made
2. The study should be paid for by the applicants
3. The study should be conducted by an independent third party chosen by the Town of Huntsville
4. The study should be shared with the residents and Ratepayers Association before a decision can be made.

1. An application, with this much potential impact, should not be considered, in the

winter months, when the seasonal property owners are not present. Every resident on the lake should be given written notice, to their address of record, with ample time to access (minimum of 60 days) so that they may choose a well thought out course of action.

I respectfully request the Town of Huntsville to decline the application to rezone the Island for residential development, in which case the access issue becomes a moot point.

Respectfully,

Colin MacNeil

A large black rectangular redaction box covering the signature of Colin MacNeil.A black rectangular redaction box covering the contact information of Colin MacNeil.

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21203}: File # Z/66/2018/HTE and # B/76/2018/HTE Treasure Island on Lake Waseosa
Date: January-04-19 8:55:50 AM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/3/2019 4:59:00 PM
Subject: File # Z/66/2018/HTE and # B/76/2018/HTE Treasure Island on Lake Waseosa

- 1) Rezoning of the Island from Conservation to Shoreline Residential Five ... Z/66/2018/HTE
- 2) Notice of consent from Shoreline Residential Five Holding to Shoreline Residential Five ... B/76/2018/HTE

TO WHOM IT MAY CONCERN...

We, Marci and Jim Edwards are located at [REDACTED].
We are ABSOLUTELY OPPOSED TO BOTH OF THESE INITIATIVES.
(PLEASE CONFIRM RECEIPT OF THIS E-MAIL)

As far as the rezoning of the island we see no reason for this to go forward.
It is hard to imagine that all of this is being done for only two lots. We strongly believe that many more lots will appear in the not too distant future with a huge effect on the well being of the lake.

Our primary concern is the Notice of Consent for the landing/easement on the shore. The ridiculously narrow shoreline of 7.6 metres is totally inadequate for any activity with respect to even one residence. Imagine for a moment the dropping off of people and supplies and the inconvenience of the parking area way up the laneway. Human nature would be to eventually abuse the town rules and bylaws.

Has anyone from the Planning Department even taken the time to go to the site to view first hand the existing congestion of the laneway? Four cottages all converging on this tight little lane with multiple cars, boats and trailers, kids, dogs and all the usual cottage activities.

This proposal is massively unfair in this very tight location.

You have made no allowance for the launching of boats etc and there is no public ramp on our lake.

There is a public dock near Camp Huronda ...use that instead.

We look forward to attending the public meeting on January 16 at 1pm.

PLEASE ACKNOWLEDGE THE RECEIPT OF THIS E-Mail. [REDACTED]

Marci and Jim Edwards
[REDACTED]

Mailing address ...



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21205}: Z/66/2018/HTE Rezoning Application (Ball, Gailits, Rowland) and Rezoning Application B/76/2018/THE
Date: January-04-19 8:57:16 AM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/3/2019 9:57:50 PM
Subject: Z/66/2018/HTE Rezoning Application (Ball, Gailits, Rowland) and Rezoning Application B/76/2018/THE

To the Planning Committee

We have only just learned of the planning application to rezone Treasure Island on Lake Waseosa for cottage construction and the proposal to build a ramp and dock for access to the lake. It is unfortunate that the Planning Committee of Huntsville would consider this request without proper notice to all the land owners who have a stake in the preservation of Lake Waseosa. Not living here all year round puts us at a disadvantage to decisions on the part of the committee that may not hear all the relevant facts before making a ruling that will significantly change the quality of the lake, forests and fish habitation and the change the enjoyment of the lake for all.

We purchased a cottage at [REDACTED] a number of years ago and invested significantly in rebuilding in 2008. We were assured that Treasure Island was not zoned for development but was C-H Conservation Holding Land and as it stands is a huge contributor to the quality of the lake that we all enjoy. Developing the island would be a very negative change and it is difficult to imagine the damage that construction would do in terms of the conservation of the lake. Safety is also a concern with increased traffic to and from the island across a part of the lake that is already heavily used by boats and water sports. If development is allowed for 2 cottages we know that this is just the beginning and over a number of years of disruption as many cottages as allowed on the island would be built. This unique island would no longer be a positive influence and we would lose one of the important contributors to the welfare of Lake Waseosa as well as one of the reasons that we invested in being cottage owners on this lake.

The land access point for a dock and ramp is not acceptable. it would be too congested by island cottage owners and others seeking access to the lake that is presently restricted. This would have a severe impact on the quality of enjoyment and safety for the existing cottage owners that would about this access. The issues that would be caused by a parking lot in the woods some distance from the dock needs to be looked at in a responsible way.

The Lake Waseosa Lake Plan of 2016 should be reviewed as a strong guidance document in any decisions to be made as it provides an accurate assessment of the lake and points out that it is already overdeveloped and the impact it is having on the

environment and conservation of the lake today.

I trust that the Planning Committee will review all the information available and turn down the application for development of Treasure Island and the land access dock and ramp.

Yours sincerely

Bill and Margaret MacDonald

[REDACTED]

Home:

[REDACTED]

[REDACTED]

From: [Elizabeth Reimer](#)
To: [Jasmine Last](#)
Subject: FW: West Waseosa Re-zoning
Date: January-04-19 9:28:03 AM

Elizabeth Reimer, BES, MCIP, RPP | Senior Planner
(705) 789-1751 ext 2353
www.huntsville.ca

-----Original Message-----

From: Martha Lapp [REDACTED]
Sent: January-04-19 9:18 AM
To: Elizabeth Reimer
Subject: West Waseosa Re-zoning

Dear Ms.Reimer,

We spoke yesterday about the Waseosa property at town hall and you provided me with the sketch/site map, and Jasmine emailed me a copy of the Environmental Impact report. Thank-you.

You mentioned that you had not been out to see the property in question yet. I would like to offer you any assistance in doing so should you require it. The road is a little difficult to navigate unless one has a four wheel drive, so I would be happy to assist if necessary. I could meet you where West Waseosa begins or anywhere else you designate.

I also have a question about the site map; there are 'residential' designations to the south and the west of the proposed boat launch. The piece of land directly adjacent to the launch site on the north is not labelled 'residential'. This piece of land has 3 different residential lots that comprise the point of land directly to the north and north west of proposed boat launch. Is that an omission, or is there another reason this parcel of land has not been labelled as residential? All three of those cottage lots converge at the edge of the proposed site in a common driveway. It is a very congested point that sees a large amount of traffic for its size. I am concerned that the site map does not represent the reality of this property.

I will also be submitting a letter before Jan 7th outlining my objections to the proposed boat launch site on West Waseosa, and plan to attend the Jan 16th meeting.

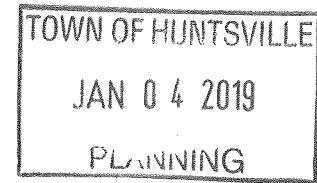
Again, do not hesitate to contact me if you need assistance in visiting the proposed site.

Regards,
Martha Lapp

[REDACTED]

[REDACTED]

Planning and Development Department
Town of Huntsville



Planning Application B/76/2018/HTE and Z/66/2018/HTE

As property owners on [REDACTED] we would like to voice our opposition to the proposed changes.

Rezoning the island from Conservation Holding to Shoreline Residential:

- 2 cottages/homes are allowed, in no time the rest of the island will be divided and sold. Significantly adding increased boat traffic, pollution, etc. Not to mention the disruption to fish habitat and spawning, wildlife, loons nesting.

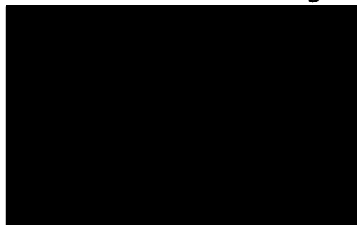
Access Property Easement: The narrow strip of land proposed as access point, is not wide enough to accommodate a ramp and docking facilities.

The lake does not have a public access ramp. Allowing a ramp to be built on this property, would open the lake to public access, summer and winter. Affecting, traffic, pollution, fish habitat and overcrowding of the lake.

Summarizing, we have been fortunate to enjoy the pristine nature of the island, observing wildlife on or in the water around the island. If the Town chooses to rezone the island, rezone the existing single lot, keeping the rest of the island as Conservation Holding. In 2007 in the OMB decision "The evidence presented indicates that there are risks to Lake Waseosa from the existing conditions of the lake. There are risks that proposed systems to protect Lake Waseosa may fail in high water table conditions, that may result from seasonal factors, high rainfall events or heavy use of the septic systems."

A handwritten signature in cursive script, appearing to read "J. Dowling".

Bill and Joan Dowling

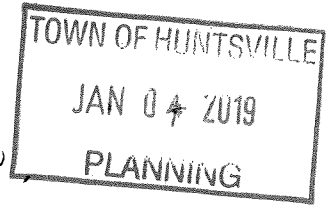


1/4/19

To: Elizabeth Reimer

Re: Treasure Island Rezoning

From: Dr. Janet Ferguson



I am a property owner on [REDACTED] and received a letter from the Town of Huntsville regarding an application to rezone the island on our lake to allow for permanent structures to be built on it. I am strongly opposed to any building on this ~~at~~ island. It is the last part of the lake that is pristine & undeveloped & is a haven for wildlife & nature lovers. The piece of land is [REDACTED] from our cottage and would be a complete invasion of our peace & quiet & privacy. I therefore urge you to deny this application to keep our lake from being overdeveloped.

Sincerely, Janet Ferguson

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21218}: Subject: Rezoning Application No. Z/66/2018/HTE (Ball/ Gailits/ Rowland)
Date: January-04-19 2:40:26 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 11:08:36 AM
Subject: Subject: Rezoning Application No. Z/66/2018/HTE (Ball/ Gailits/ Rowland)

Dear Sirs;

I wish to file an official objection to the above application, particularly the development of an access point on a 20 ft. piece of shoreline on the site designated as 143 West Waseosa Lake Rd.

This point of land upon which a boat launch and dock are to be constructed is at the end of a trail some 80 ft. from the Right of Way. The Right of Way from the West Waseosa private road was designed for use by the six residences and the 80 ft. Extension to the shoreline was to allow pedestrian access. However, there is clearly not enough space for construction or access by public or commercial vehicles which would take place if this application is approved.

Vehicle access to the lake at this point would involve encroachment on the adjacent two properties and degrade the Right of Way which is maintained solely by the immediate six residents.

As there are many other points on the lakeshore where access by vehicles can be facilitated, I request the Committee to reject this proposal as it is not in the public interest and would result in devaluing the property in the immediate area and also would negatively impact the residents on the West Waseosa main road (also privately maintained). This road is one lane only, has no western outlet or turnaround area and presents extreme difficulties for any public or commercial conveyance.

Yours sincerely,

Lawrence W. Blaine By Mail:

[REDACTED]

[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21225}: Re The REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE
Date: January-04-19 2:55:23 PM
Attachments: [Town of Huntsville Letter regarding Treasure Island Development - Jan 3 2019.docx](#)
[Lake Plan Update v Jan 4 16.pdf](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 12:46:52 PM
Subject: Re The REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE

Please find our letter of concern with regards to the Request for Rezoning Application No. Z/66/2018/HTE (Ball, Gailits, Rowland) and REZONING APPLICATION No. B/76/2018/THE

As well I have included a copy of the Lake Plan prepared by the Lake Waseosa Ratepayers Association which was submitted to the Town of Richmond Hill in January 2016. I am confident this plan will provide you with additional information on the importance of preserving the lake environment and adhering to recommendations on lake development.

Sincerely,

Vicky Batters & Paul Oliver

[REDACTED]

January 3, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland)
and REZONING APPLICATION No. B/76/2018/THE

We are the residents of [REDACTED] having been the property owners since 2012. Our family have been renters in the area since 1971. One of the main reasons for choosing to purchase [REDACTED] was the smaller lake size and desire to limit the number of new buildings. Currently not having a public boat launch strongly results in reducing the amount of non-lake owner boat traffic as well as providing a better sense of security for our properties.

We have concerns about the above rezoning applications for the following reasons and request that the Town of Huntsville postpone the review of the applications until such time as all of the following requests have been properly addressed.

1. Treasure Island is zoned C-H Conservation Holding Land.
Changing this designation impacts all of the property owners on the lake not just those in close proximity. This protected and uninhabited piece of land provides a safe and natural habitat for many species of animals, birds and fish that are at risk should the island be rezoned for building. Once zoning to build on the island is granted it will just be a matter of time for additional building requests to follow.
2. The lake is already at capacity for the number of cottages and the resources that are available. Please review the 2016 planning document prepared by the Ratepayers Association (attached).
 - a. Water quality levels have been a constant concern, and at different times individual lakes have been at or over threshold, and/or have been closed to development. Lake Waseosa was closed to additional development from 1980 to 2009 (except for pre-existing lots) because of high phosphorus levels. Testing by the University of Waterloo in 2015 produced high phosphorus readings in Waseosa and Palette Lakes. Any additional lots will only continue to add to the problem.
 - b. A lake alert model created by MNR in 1972 calculated that the maximum number of building lots should be 115. There are currently 143 registered lots. (please see Sec 5.2 of the Planning Document).
 - c. Lake Waseosa is above carrying capacity for watercraft (see Sec 5.3 of the Planning Report) and any additional building will only make the situation worse.
 - d. Lot setback (see Sec 7 of the Planning Document). The Township Of Huntsville has decreed a minimum lot setback of 90 m on Lake Vernon and 120 m of Mary Lake and Menominee Lake. We would expect the same for these new lots.

3. Parking and Public Boat Launch/Access Point
 - a. The fish habitat will be impacted by shore degradation at both the boat launch and on the Island where the lot development is proposed.
 - b. Although the lake has always had a public access point, there has never been a public boat ramp. Adding an access point with a public boat ramp, docking facility and parking will invite new traffic in addition to the current residents and proposed new cottages. For a small lake, increased fishing pressure would negatively affect the native fish population.
 - c. Please confer with the Ontario Ministry of Natural Resources to insure that no spawning areas will be impacted.
4. Environmental Impact Study
 - a. The Town should request that an Environment Impact Study be undertaken before any ruling can be made
 - b. The study should be paid for by the applicants
 - c. The study should be conducted by an independent third party chosen by the Town of Huntsville
 - d. The study should be shared with the residents and Ratepayers Association before a decision can be made.
5. An application, with this much potential impact, should not be considered, in the winter months, when the seasonal property owners are not present. Every resident on the lake should be given written notice, to their address of record, with ample time to access (minimum of 60 days) so that they may choose a well thought out course of action.

We respectfully request the Town of Huntsville to decline the application to rezone the Island for residential development, in which case the access issue becomes a moot point.

Respectfully,

Victoria Batters and Paul Oliver



(Note: The 2016 LWRA Lake Plan was appended to the above letter. Removed here for brevity, but available at <https://www.lwra.net/2016-lake-plan>)

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21226}: Letter of Objection to Application Z/66/2018/HTE
Date: January-04-19 3:01:17 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[Town of Huntsville Planning Department Letter of Objection.docx](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 12:51:12 PM
Subject: Letter of Objection to Application Z/66/2018/HTE

To whom it may concern,

Please see attached my letter of objection to the rezoning of Conservation Holding Land to Shoreline Residential Five on Treasure Island, Lake Waseosa.
Feel free to contact me at the phone number or email below should you require any additional information or have any questions.

Thank you.

Sincerely,

Jonathan Ferguson

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Town of Huntsville Planning Department
37 Main St. E
Huntsville, ON. P1H1A1

Lands Affected: 100 & 200 Treasure Island, 143 W Waseosa Lk Rd, 207 W Waseosa Lk Rd (also known as Part of Lots 10 & 11, Concession 11, Geographic Township of Chaffey, designated as Parts 4, 7 & 8, RP 35R-7737
Rezoning Application Number: Z/66/2018/HTE (Ball, Gailits, Rowland)

Dear Sir/Madam,

Objection to rezoning 100 & 200 Treasure Island from a Conservation Holding (C-H) to a Shoreline Residential Five (SR5) Zone as described above.

I wish to object to this proposal on the following grounds:

As owners of the oldest dwelling [REDACTED], as well as the property in closest proximity to the affected lands, our family found it important to submit a written objection to the development on Treasure Island.

For 5 generations, my family has been spending summers at [REDACTED], enjoying the beauty and peaceful splendor that is the North end of Lake Waseosa (Translated to 'Lake of the Shadows'). Our cottage was built in the early 1930's as a small hunting cabin, and subsequently purchased by my great grandfather as a summer cottage for his young family. Over the next 90 years, my great-grandmother brought her children every year to enjoy the peace and quiet that you could find in Muskoka. My mother has visited the cottage every year of her life, as well as her 3 children and 7 grandchildren.

Our family (who is separated by many miles) gathers together once a year at our cottage over the summer, as we continue to pass down the family traditions to our children that their great-great-grandmother used to do 90+ years ago (ie: swimming from our dock over to Treasure Island, canoeing around the island, fishing it's shores etc...). It is the most important time of the year for my family since we do not see each other much other than that.

A lot of our time is spent on, or very near the water, which is <100m from the Northern shore of Treasure Island.

Not only would the development of this land destroy many, many wildlife habitats, as well as diminish the biodiversity on the island, it would disrupt the tranquility that everyone in my family (and on the lake) have come to love and enjoy. Many Loons use the island shores as a nesting ground, as well as beavers for their dens, along with many other species whose habitats could be significantly impacted by this development and cause substantial harm to the shorelines.

I know our position is not unique also as there have been other property owners (in close proximity to Treasure Island) that have expressed concerns over the development of land on this island.

The proposed sites of the development are particularly ill-considered based on the fact that the Lake Waseosa Rate Payers Association (LWRA) has also voiced concerns over the use of the smaller island next to Treasure Island (Blueberry Island). The LWRA has, as a result, put up signage prohibiting the use of the smaller island for public use. That being said, it appears as though the development of dwellings on Treasure Island is in stark contrast to the position of many property owners on the lake and should not be allowed.

Please consider this objection to the development of this land, as we feel it would directly impact the biodiversity of the lake, and the pristine shores of Treasure Island forever.

Sincerely,

Jonathan Ferguson

Submitter:

Date: January 4, 2019

Name: Jonathan Ferguson

Address: [REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21227}: Notice of Objections to Applications
Date: January-04-19 3:02:32 PM
Attachments: [Letter of Objection - Lake Waseosa Applications.docx](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 1:10:14 PM
Subject: Notice of Objections to Applications

Jan 4, 2019

Town of Huntsville
Planning Department

Re. Objection to Rezoning Application No B76/2018/HTE and Z66/2018/THE

It has come to our attention that a notice was posted on a tree near our property [REDACTED] re. the application for Consent (easement) in recent days.

Since we [REDACTED] and do not travel to the cottage in the winter, we are thankful for neighbours to inform us of this application. (Side note: Letters to property owners from the planning department, in addition to the mandatory posting, should be considered, given the seasonal presence of this area's residents).

This letter is to file a **notice of objection** to this Consent....for the reasons outlined further below.

In addition we strongly object to another re-zoning application - Z/66/2018/THE - regarding the rezoning of Treasure Island from a Conservation Holding to a Shoreline Residential Five.

The points below are in reference to the Consent application only at this time.

Please note, however, our **strong objection** to the island rezoning.

This letter is also a request to be notified of the decision of Town Council on the zoning amendments and of the approval authority re. the proposed consent. (Contact information is below)

1. The private road leading to the shoreline is a narrow road that allows for only one vehicle at a time. (i.e. no double lane.) As neighbours who share the road, we are well aware of the need for courtesy in allowing for oncoming vehicles to proceed. Increased traffic on this narrow road- from people who do not have residences along the road- will certainly present increased obstacles for safe travel.
2. There is a culvert along this narrow road that is maintained by the existing neighbours who use the road. Concerns re. the strength and sustainability of this culvert (in addition to additional costs for repairs and maintenance) with increased traffic, heavy equipment during construction of the wharf, and heavy trucks needed on a regular basis to service the island properties is a major concern.
3. This road is not just for vehicle traffic. The neighbours who reside along the road and share this road have children and grandchildren who walk and play along the road. Safety concerns for small children, (and in fact all those who walk frequently along the road) - with increased traffic, must be noted.
4. The narrowness of the road at the location of the wharf would appear to be a barrier to trucks, boat launching etc to the wharf - without impinging on existing property owners' properties. i.e. there is not enough space for turnaround and/or backing in to the shoreline's wharf by trailers, trucks and cars.
5. Please note that the cost and work involved in maintaining this private road is borne by all neighbours who have residences - both seasonal and year round. We co-operate in a congenial manner to contribute to its maintenance. The town of Huntsville has no part in the costs of road maintenance. A parking area (in addition to the wharf access) that is

proposed in the application will have a significant impact on this road, its use and its maintenance.

6. The shoreline where the wharf is to be built is a peaceful, quiet habitat for fish, loons and other wildlife. This small bay would be negatively impacted in so many ways with the addition of this wharf and the traffic that would ensue – both in the construction phase and in the ongoing access by power boats etc.
7. The wharf and increased traffic that will ensue would also cause real safety concerns for children, canoeists, kayakers and swimmers in the bay.

We respectfully suggest and request that a representative from the Planning Department comes out to look at the area that will be impacted by this application.

It will be obvious that this proposal is not viable and we are hopeful and confident that common sense will prevail from our town planners.

Sincerely,

Karen and Tom Zeleznik



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21229}: Objection to Re-Zoning on Lake Waseosa
Date: January-04-19 3:13:31 PM
Attachments: [Rezoning Objection Letter.docx](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 1:30:35 PM
Subject: Objection to Re-Zoning on Lake Waseosa

Please see the attached letter. Thank you, Amy DeFelice

Town of Huntsville Planning Department
37 Main St. E
Huntsville, ON. P1H1A1

Lands Affected: 100 & 200 Treasure Island, 143 W Waseosa Lk Rd, 207 W Waseosa Lk Rd (also known as Part of Lots 10 & 11, Concession 11, Geographic Township of Chaffey, designated as Parts 4, 7 & 8, RP 35R-7737
Rezoning Application Number: Z/66/2018/HTE (Ball, Gailits, Rowland)

Dear Sir/Madam,

Objection to rezoning 100 & 200 Treasure Island from a Conservation Holding (C-H) to a Shoreline Residential Five (SR5) Zone as described above.

I wish to object to this proposal on the following grounds:

Treasure Island on Lake Waseosa is an amazing demonstration of how individuals can contribute to the conservation of natural ecosystems in Muskoka. I have been fortunate enough to spend every summer of my life at our family cottage that goes back five generations [REDACTED]. I have witnessed how many areas of Muskoka have become over-developed to the detriment of wildlife. I have always felt like Lake Waseosa is a special part of Muskoka where cottagers and year round residents share the same values of conservation, protection, and respect for the natural environment. These values were demonstrated by the “voluntary moratorium” established by the Lake Waseosa Rate Payers Association (LWRA) to restore the natural habitat on the small island on the lake after years of use by the lake community. The community planted and tended local species of plants and trees as well as fortified the shoreline with rocks from the lake to decrease further erosion from boat traffic. The fact that Treasure Island has not been developed by its owners for generations is an example of this shared-value of conservation.

If Treasure Island is zoned for residential building there will be habitat loss to the fragile island ecosystem and the shoreline of the lake will be disrupted at multiple locations on the island itself, and also with additional docks at the shoreline access points on the mainland. I urge the Planning Department and families who wish to rezone Treasure Island to reconsider and maintain the Conservation Holding status based on the premise of keeping Treasure Island the true treasure that it is and to maintain biodiversity on Lake Waseosa.

Thank you for your consideration of this objection to development.

Sincerely,

Amy DeFelice

Submitter: Amy DeFelice
Date: January 4, 2019
Name: Amy DeFelice
Address: [REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21232}: Rezoning Application No. Z/66/2018/HTE (Ball/ Gailits/ Rowland)
Date: January-04-19 3:14:26 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 2:14:38 PM
Subject: Rezoning Application No. Z/66/2018/HTE (Ball/ Gailits/ Rowland)

Good afternoon Ms Reimer,

As Senior Planner it is hoped that you will see the folly in the application by Ball, Gailits and Rowland.

Lot 143 simple cannot support the traffic that would occur if it were use for access to a rezoned Treasure Island Lake Waseosa #400 and #200. Originally it was for #200 only. I don't know how the the other one got tied to it.

This private road has no exit except in turn arounds in private driveways. Therefore any turnarounds would undoubtedly impinge on neighbouring land. This would be an unhappy event leading to strife on that tiny peninsula.

This application is all the more bewildering since the applicants own many, many hundreds of feet of shoreline on the other side (their side of the lake). And there is a county road access to their East Waseosa properties not just a private one laner as on our side.

Should their application to rezone to Shoreline Residential be agreed to then they should access it on their side impacting no one but themselves rather than alienating and angering cottagers and year round home owners like us.

So, I wish to file an official objection to the above application, particularly the development of an access point on a 20 ft. piece of shoreline on the site designated as 143 West Waseosa Lake Rd.

sincerely,
Tom and Lexi Clark

[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21241}: Waseosa Lake Development Applications
Date: January-04-19 4:01:56 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/4/2019 3:47:45 PM
Subject: Waseosa Lake Development Applications

Re: Planning Applications B/76/2018/HTE and Z66/2018/HTE

I am submitting this to you as a formal complaint that the applicants Ball/Gailits/Rowland have not and are not following required procedures for posting Planning Application Notices.

No notice has been posted on the two affected lots on The Big Island (Treasure Island) with 1.4 Km of shoreline.

Notice was not posted on 207 West Waseosa Lake Road until January 3rd after I verbally complained to the planning department.

Two duplicate notices were posted on adjacent trees at 143 West Waseosa Lake Road using household staples on an unknown date and were found in the snow, after being pulled down or falling down, on December 22nd.

These actions by the applicants reflect an ongoing effort to exclude public awareness of and participation in these land use decisions which include mis-stating in their application that any previous zoning/variance etc activity was "unknown", making no effort at all to in any way to communicate with residents who would be impacted by their development plans, and providing misleading and/or dishonest information when asked about their plans. To me taken together this reflects bad faith on the part of a family that for decades has been a good steward of the island and its surrounding waters.

This week, knowing that no notices were posted, the town gave the applicants two copies to cover four properties and they were posted where the fewest people possible would see them, and. no-one who was not already fully aware. This is acceptable from the town in my opinion.

I will be forwarding this complaint to other residents concerned about the applications.

Doug Janes
[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21252}: Objection to Re-Zoning on Lake Waseosa
Date: January-07-19 11:37:30 AM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/5/2019 10:47:23 AM
Subject: Objection to Re-Zoning on Lake Waseosa

To: the Huntsville Planning Department and Huntsville Town Council

Re: Application to Re-Zone Treasure Island and mainland access point on West Waseosa Lake Road.

As a property owner at [REDACTED] I have some concerns regarding the proposed re-zoning application. If the re-zoning is approved as it is, there will be a direct negative impact to all of us on [REDACTED]. To allow a dock and parking for the entire 20 acre island on this narrow, private, non-municipally maintained road just doesn't make sense. If the re-zoning is approved makes far more sense to have the access to Treasure Island on the Ball's property off [REDACTED] now that the Balls own the entire island. The mainland parcel of land has always 'gone with' the smaller of the two Treasure Island lots but the re-zoning application is asking for BOTH of the Treasure island lots to have their access from West Waseosa Lake Road. In addition, when the surveyor originally set it up so that the mainland piece would go with the smaller island lot, it was owned by a different owner (the Balls) and it needed its own access point. Now that the whole island is owned by the same people, that's no longer the case.

I don't understand how land could be re-zoned to Conservation zoning (from Residential) in the first place without notifying everyone affected. It sounds like the Town of Huntsville just arbitrarily went ahead and re-zoned it without ANY public process.

I am very concerned about the access point to the entire island being from the tiny lot on West Waseosa Lake Road. It's a very built up area, on a very narrow, privately owned seasonal road. Why not have the access point from [REDACTED], from the owner's property there? That would impact far fewer properties.

The other concern I have is that it's a slippery slope from re-zoning to severance applications. If the island were to be severed and built on, or even built on at all, it would mean more boat traffic, and more wake eroding the shoreline and threatening the wildlife. Why not keep the zoning as it is to preserve and protect the environment and the fragile lake eco-system?

As a REALTOR® I am seeing this happen more and more in Muskoka. Too much

development. Greed trumping the environment. Lake Waseosa is too small a lake for further development. It brings more big motor boats, and more shoreline erosion. There are already several examples on Waseosa where there has been clear cutting to the shoreline with no apparent consequences. Some people building on the lake have no regard for the environment and yet there is no penalty for this that I can see.

Sincerely,
Susan

Susan Brown, B.A., MVA, SRES® / Broker



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21254}: Rezoning Application No. Z/66/2018/HTE (Ball/ Gailits/ Rowland)
Date: January-07-19 11:48:37 AM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/5/2019 4:04:36 PM
Subject: Rezoning Application No. Z/66/2018/HTE (Ball/ Gailits/ Rowland)

The intent of this letter is to file our objection to the above mentioned application to rezone Treasure Island in Lake Waseosa from "Conservation" to "Shoreline Residential" designation with the purpose of dividing the island into building lots.

There are concerns about the environment of the island. Having observed while kayaking what appear to be Jefferson Salamanders, which are endangered, an environmental assessment may be in order.

The lake is well built up along the shoreline and may be at capacity. Adding more homes will put a strain on the lake and also add greatly to boat traffic which erodes the shoreline.

Furthermore there is a possibility that Treasure Island could have been used in the past by Hunter-Gatherer First Nation groups as a three-season base camp. From this island they would have had access to Waseosa's four smaller satellite lakes. It is possible that a Stage 1 - Stage 3 Archaeological Assessment could be in order.

As well, we object to the use of 143 West Waseosa Rd. as an access point for the proposed building lots on Treasure Island. West Waseosa Rd is a single track road that is maintained by the residents. It is not suitable for heavy traffic, particularly the traffic that would be involved in construction on the island. The end of the road where it has access to the lake and where the proposed new dock would be is a very small piece of land bordering tightly on two existing properties. The new dock would be too close to the docks already there.

Heavy vehicles on a single track sandy road could be a safety issue. Also there would be difficulty for them in turning around.

Parking would be required for the vehicles belonging to island residents, which might necessitate some clearing of trees, changing the environment of the cottages there.

Should this project proceed it would be more logical to have an access point from the proponents' property, which has access to a two lane county road.

We respectfully submit these arguments to Huntsville Town Council for your consideration.

Yours sincerely,

Ken and JoAnne Oldridge



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21257}: Concern related to rezoning changes 134 and 207
Date: January-07-19 11:57:01 AM
Attachments: [cottage zoning issues.docx](#)
[att_6f69b6c5b5f54d16a3be60e639a112aa.txt](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/5/2019 6:50:58 PM
Subject: Concern related to rezoning changes 134 and 207

Dear Huntsville Zoning Committee,

It has come to our understanding that there is a proposed change to how zoning will be applied to the Lake Waseosa area.

I have enclosed a list of our concerns as it relates to this proposal.

Letter of concern related to zoning changes to 143, 207 (Lake Waseosa (UTM Zone 17/NAD 83)

As the current owner of [REDACTED] [REDACTED]). I understand that there are planning changes being proposed for Treasure Island and Lot 143 and 207 as it relates to Lake Waseosa. As the current owner of [REDACTED] we purchased and work very closely with our fellow cottagers to ensure that our impact on the surrounding environment is always considered and within the scope of the existing infrastructure. We are concerned with the addition of 3 additional cottages on the island and related shore based construction facilities. We understand growth is normal, but want to ensure long term plans and considerations are in place to protect the existing infrastructures around this point.

Environmental:

From an Environmental perspective we are concerned with the use of Lot 143 being used as a construction staging and loading area. The lot is on a downhill slope towards North/East direction ending at the lake with what will be eventually a boat loading ramp and dock. My concern is rain runoff being discharged into the lake and the related construction supplies and related oil/gas often associated with construction vehicles and supplies, how will this be monitored and mitigated in the interest of protecting the lake and its eco-system.

We assume that a boat launch is being built at lot 143 to facilitate the loading of supplies and launching of a construction barge. As you are aware the lake does NOT have a public boat launch and all private boat launches are too small to handle a heavy construction barge. Has an environmental assessment been completed on a boat launch at this location? If so, can we get access to this assessment.

With construction supplies being staged along lake side lot 143 and using some sort of boat to transport these back and forth through the windiest and highest traffic sections. How will boat traffic and eventual construction supplies that blow off this transport vehicle be managed to ensure the safety of the existing boating community?

Road Damage and related Infrastructure:

The road stretching along property 195 – 143 is in ok shape, but will not support heavy Construction trucks. Who is going to pay to maintain the road? What happens if the road is damaged to the point existing families can't get access? How often will the road be maintained and to what standard?

During the construction period, how is the noise of the idling trucks and related construction noise going to be managed? Existing cottagers are working on a maintenance bases, not heavy construction. All heavy truck traffic is shared with community pooling; example septic truck collects from a large sampling of cottages to mitigate noise and interruptions.

Will island properties be built for 4 season access? Existing cottage properties are older three season designs. How will this impact the environment and related?

Development of a property with a 7-11m water frontage creates a dangerous precedence where undersized lots can be developed into high density cottage lots. Will this be applied to existing lots for potential resale?

In summary we understand future development, but how will this development be managed within the existing cottage community? This proposal is very different from the existing model where each property owner is directly responsible for the maintenance of a cottage and its surrounding shared

infrastructure. This proposed change allows land developers to build a cottage on an island with no real direct connection to their shared infrastructure. Have these considerations above been considered and how will the Town of Huntsville mitigate the areas of impact?

Dave and Michelle Crawford-Eade

[REDACTED]

■

Mailing address:

[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21260}: zoning change/building Treasure Is. Lake Waseosa
Date: January-07-19 12:12:30 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/6/2019 11:13:38 AM
Subject: zoning change/building Treasure Is. Lake Waseosa

This island has been a focus for tranquility on the lake and is a deer habitat. Considering that lot development has been supposedly closed for at least 30 years, I fail to understand why concessions continue to be made. This development would change the nature of the area and the reason why this is a highly sought after lake when properties come for sale. The development of the town boat launch would also disrupt the tranquility for those who live in that area and would bring in out of area boat traffic. Who would make sure these boats are not bringing undesired contaminants into our lake? So far it is only 2 lots up for development on the island but what further development is to come if this is allowed?

Origin: <https://www.huntsville.ca/en/home-property-and-planning/building-and-planning.aspx>

This email was sent to you by Robert and Diana Hughes [REDACTED] through <https://www.huntsville.ca>.

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21262}: Objection to rezoning 100 & 200 Treasure Island from C-H to SR5 Zone - Rezoning Application Number: Z/66/2018/HTE (Ball, Gailits, Rowland); Objection to Easement 143 and 207 West Waseosa Lake Road - Number: B/76/2018/HTE (Ball, Gailits, ...
Date: January-07-19 12:17:21 PM
Attachments: [Waseosa Objection Letter - Kightley.pdf](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/6/2019 3:53:46 PM
Subject: Objection to rezoning 100 & 200 Treasure Island from C-H to SR5 Zone - Rezoning Application Number: Z/66/2018/HTE (Ball, Gailits, Rowland); Objection to Easement 143 and 207 West Waseosa Lake Road - Number: B/76/2018/HTE (Ball, Gailits, Rowland)

Dear Sir/Madam,

Please find attached my letter of objection to:

- Objection to rezoning 100 & 200 Treasure Island from a Conservation Holding (C-H) to a Shoreline Residential Five (SR5) Zone - Rezoning Application Number: Z/66/2018/HTE (Ball, Gailits, Rowland);
- Objection to Easement 143 and 207 West Waseosa Lake Road - Easement Application Number: B/76/2018/HTE (Ball, Gailits, Rowland)

Can you please confirm their receipt and acceptance to the above noted email address?

I plan to attend the meeting on the 16th of January therefore I would like to be advised of any change of date, time or location of that meeting.

Thank you

J.R. Kightley

[REDACTED]
[REDACTED]
4 January 2019

Planning Department
Town of Huntsville
37 Main Street East
Huntsville, Ontario
P1H 1A1

Objection to rezoning 100 & 200 Treasure Island from a Conservation Holding (C-H) to a Shoreline Residential Five (SR5) Zone - Rezoning Application Number: Z/66/2018/HTE (Ball, Gailits, Rowland);

Objection to Easement 143 and 207 West Waseosa Lake Road - Easement Application Number: B/76/2018/HTE (Ball, Gailits, Rowland)

Reference: Letter from Town of Huntsville received 24 December 2018

Lands Affected: 100 & 200 Treasure Island, 143 W Waseosa Lk Rd, 207 W Waseosa Lk Rd (also known as Part of Lots 10 & 11, Concession 11, Geographic Township of Chaffey, designated as Parts 4, 7 & 8, RP 35R-7737

Dear Sir/Madam,

I wish to object to this proposal as I believe it is not in the best interests of the Town, the residents of Lake Waseosa, and the environment which supports the tourism on which Huntsville is critically reliant. I am a third-generation property owner [REDACTED] my grandfather was one of the original families [REDACTED] having purchased a large piece of property pre-WWII. My father built their home on a smaller portion of the original family property. I now own a portion of the original property and subsequently purchased the property next door to make a larger and more sustainable property. Our roots are deep, and our stewardship of the property and Lake Waseosa are without question.

Lake Waseosa has suffered and continues to suffer from the same over-development and growth pressures that all of the Muskoka region endures. Historically, Lake Waseosa was a "cottage" area and there were only a handful of full-time residents on the Lake. The Lake and Backlot density surrounding the Lake has increased dramatically and the majority of the existing cottages and new building are for year-round occupation. The increased density and year-round occupation obviously negatively affect the quality of water runoff into the streams and rivers which feed the Lake. The Muskoka Watershed Council Report Card gives the Lake Waseosa Watershed an "F" for Managed Lands such as Conservation Land, only a "C" for Land stewardship, and a "B" for

water quality with the main emphasis on mercury in the aquatic life. And despite already having a failing grade for Managed Lands, we are considering reducing the scarce conservation land again.

Many years ago, Lake Waseosa was one of the first lakes in the region to be upgraded from 66 ft setback to 100 ft setback as an indicator of its sensitivity. Subsequently, the Lake was designated as a "Zero-Growth" lake and no new lots nor sub-division was allowed on the Lake for many years. Recent "new and improved" legislation and regulation have removed the sensitivity and designation and many new lots and larger, year-round houses have been built with their resulting impact on the flora and fauna of the area. The Town has done an exceptionally poor job of ensuring that their building regulations and environmental requirements are followed. I supply the lack of oversight and no remedial action at 1183 North Waseosa Lake Road as an example. Lake Waseosa land and water quality has suffered as a result.

I can anecdotally confirm that the lake is not as healthy as the "experts" might think. As a child, I would use frogs and crayfish I caught in and around the lake for my fishing bait.....alas, I saw my first leopard frog in thirty years last summer; and I haven't found a crayfish for a large number of years. Likewise, the lake had an abundance of freshwater clams and no snails; now we have significant snail life and very few clams. Algae blooms and algae in general were non-existent; unfortunately, algae is now part of our life and I live in fear of the first Blue-Green Algae bloom on Lake Waseosa.

Treasure Island is last pristine piece of property on the Lake and has an unchanged shoreline from when the Ojibwa, Wahta Mohawk, Beausoleil Island Chippawa and Rama Chippawa used this land as their hunting and fishing ground. Even the name of the lake translated from its aboriginal root meaning sparkling water. Development of this last vestige of unadulterated nature will be the end of the special nature of this lake.

Treasure Island has been a Conservation Holding since 2008 and previous to that it was designated as RU1 which was changed in during the conversion of land usage designations in 2008. It's interesting to note that the two properties on Treasure Island were converted to C-H vice SR5 as I own a large bush lot property near Lake Waseosa that was similarly designated as Treasure Island prior to 2008 but was converted to SR5 in 2008. This would support the contention that there was deliberate thought in the designation of Treasure Island as C-H in order to provide a continuing buffer to the increasing density around the lake. Therefore, assuming the C-H designation is a mistake to be corrected is wrong and the Town rightly assigned Treasure Island the C-H designation.

I also take issue with the statement by Mr. Dennis (Wayne Simpson & Associates) in his 28 November 2018 submission to the Town:

"Basically, it is considered a healthy lake that can sustain additional development. Regardless, because 100 Treasure Island and 200 Treasure Island are both existing lots of record that assumes a new dwelling and septic will be developed on the lot, they have been included as part of the modeling analysis."

In fact, given that the aforementioned properties were designated as Conservation Holdings gives support to the alternate conclusion that the District of Muskoka Lake System Health Recreation Water Quality Monitoring Program assumed that no building would be permitted on the property and therefore Treasure Island would act as part of the lake buffering system and not be adding to its phosphate loading. This supports that a revised Lake Assessment be carried out or this re-designation be refused.

I also take issue with the statement that *"circa 2012 the owners of 100 Treasure Island discovered that their property was rezoned from Rural (RUI) to Conservation (C)"*. The designation for each property is clearly shown on the Town Tax Invoices and the quadrennial MPAC reassessments and annual MPAC notices. Given that the owners of 100 Treasure Island own a significant number of properties on Lake Waseosa, the aforementioned property designation and the distinctly lower taxes being paid for the 20 acres and 3,150 feet of shoreline making up 100 Treasure Island would be a stark indicator that this property is "different" from the others. Now that the request from the owners are to re-designate the property from the "incorrect" C-H designation to the "correct" SR5, to facilitate a sale/development of the property, perhaps the Town should work with MPAC to recover the "correct" property taxes from 2008 to 2018 if this rezoning is approved.

The use of 143 West Waseosa Lake Road for boat launching and docking and 207 West Waseosa Lake Road for parking and storage is not viable given the size of the properties and the impact on the properties neighbouring the aforementioned properties. The lakeshore property is only 25 ft (7.62m) wide and even if the side-lot setback were reduced from 6.0m to 3.0m, and allowing a 1.6m wide dock (totaling 7.6m for setback and dock which is the exact width of the shoreline property), there is no room for a boat launch. There is no public boat launch on Lake Waseosa and therefore lake access from this property is considered not viable. It is my understanding that the Town Planning department has not visited the site and if such a visit were made with support of the neighbouring property owners, it would become self-evident that these two minuscule properties should have been subsumed into neighbouring properties during one of the many land usage designation exercises as they are too small for any reasonable development.

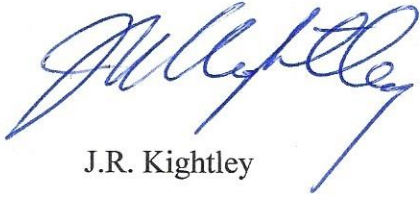
I would also draw your attention to the lack of utilities available to Treasure Island. Hydro, telephone and internet will all be expected to be run to Treasure Island and therefore additional cutting through the lakeshore of the lake will be required to run these cables. I do not see this impact as minor and it should be included in a more intensive and exhaustive environmental assessment should this request for rezoning not be denied outright.

As a side note but again a symptom of the lack of environmental concern being shown to Lake Waseosa, I note with interest that the local garbage dump situated at 125 Ripple Lane on the headwaters of the lake that has been fenced off and monitored for the last thirty years is now up for sale; is there nothing that is not for sale in order to make a dollar? I hope the new owners of this property understand that digging a basement might not be the best option!

I request that this application for rezoning and severance be denied. Should the Town decide that the application has some merit, I request that more objective water quality and land usage assessments be undertaken by independent and authoritative bodies so that a better understanding of the issues at play on Lake Waseosa can be developed and all concerns addressed.

Thank you for your consideration of this objection to development. I request to be notified of the outcome of both of these rezoning and easement applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "J.R. Kightley". The signature is stylized with a large initial "J" and a long, sweeping underline.

J.R. Kightley

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21263}: Rezoning Application Z/66/2018/HTE, Notice of Consent Application B/76/2018/HTE
Date: January-07-19 12:18:31 PM
Attachments: [Waseosa Treasure Island letter.pdf](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/6/2019 4:06:56 PM
Subject: Rezoning Application Z/66/2018/HTE, Notice of Consent Application B/76/2018/HTE

Town of Huntsville, Development Services Committee,

Please find attached my letter of objection to both of these applications.

I can be contacted at the following, and wish to be notified of any activities on these applications.

Regards,

Bruce McCurry

[REDACTED]

Bruce McCurry
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

January 6, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball, Gailits, Rowland); CONSENT APPLICATION B/76/2018/HTE

I wish to confirm my objection to the rezoning application and consent application as noted above.
I also wish to be notified of any decisions regarding these applications.

1. Rezoning Application No. Z/66/2018/HTE, rezoning of 100 and 200 Treasure Island.
This rezoning will negatively have a direct impact of my property at [REDACTED]
While we enjoy looking out onto a beautiful lake from our property, most of this view is of the natural and undeveloped West shore of Treasure Island. When we purchased this property in 2012, we were very much interested in the fact that this island was not able to be developed. With reviewing numerous public documents available through the Lake Waseosa Ratepayer Association during our property purchase we were very satisfied that this would be a good investment in a lake that would not become overcrowded and environmentally abused. This proposed rezoning of Treasure Island will only lead to further decay of the natural lake environment we are all trying hard to preserve and negatively affect everyone on this great lake.
2. Rezoning Application No. Z/66/2018/HTE, rezoning of 143 W Waseosa Lk Rd.
This rezoning to allow for waterfront landing is also a great concern due to the negative impact along the shoreline of this bay. With all waterfront properties adjacent to this proposed site already developed, introducing a landing with very little setback from these properties will negatively affect the enjoyment and value of these adjacent properties.
3. Notice of Consent Application B/76/2018/HTE, 207 W Waseosa Lake Road.
The consent application to turn a small property which is directly beside our property into a parking lot for vehicles and boat trailers is a huge negative impact to me and the privately assumed and maintained road system that is the gateway to our property as well as numerous neighbours. This laneway has been maintained by fellow land owners as a small narrow laneway with a beautiful tree canopy, and will not support numerous construction project access. I also have concerns of use of this property for storage of other items as there is no personal contact with the property owners that are located at their island properties and have no concern for the appearance or safety of this parking area. How will we ensure that it is just vehicles and boat trailers?

In summary I ask that the Town of Huntsville DECLINE this zoning amendment and notice of consent.
Respectfully,

Bruce McCurry
[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21265}: Re: Rezoning application: Z/20/2018 (Solway)
Date: January-07-19 12:24:51 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/6/2019 9:59:02 PM
Subject: Re: Rezoning application: Z/20/2018 (Solway)

Hello:

This email is in regards to a notice that has been posted across the street from [REDACTED] [REDACTED] Huntsville On. The notice was posted at what could be considered a very inconsiderate time being that it was during the Christmas holidays while residents are known to be away from home and therefore did not have the opportunity to view or consider the effects of the posting.

The notice is for the rezoning of severed lots: B/24/25/2018 from a Rural Two Holding Zone to a Rural Residential Zone, in addition the proposed application No. Z/20/2018/HTE (Solway) to create two new rural residential lots totally 49.8ha of land and a frontage of 518m on S Waseosa lake Rd.

This decision will affect not only the forest and wetland area at 1098 South Waseosa Lake Rd (lots 8& 9) but also the plants and animals that live within the surrounding Lake Waseosa and Clark Lake watershed area and the residents and cottagers that surround Lake Waseosa.

In addition to this application at the same time I have just become aware of a planning application for: B/76/2018/THE and Z/66/2018/THE. None of the people on South Waseosa that I have spoken with have received any notice of this application from the Town of Huntsville, however we have heard from residents on West Waseosa Lake Rd. that the application is to re-zone Treasure Island from Conservation to shoreline residential and to allow a dock, parking lot and boat ramps to be created on West Waseosa Lake Rd to allow for the construction on the island.

I would like to respectfully request that before any of these rezoning decisions are made by the Town of Huntsville Planning Department, that more information be assembled and distributed to residents, including an up to date environmental assessment as well as a significant wildlife habitat assessment be completed on each of these properties prior to the decision.

It is the Town of Huntsville's obligation to assess development and site alteration of wetland areas including the proposed rezoning in significant wetland areas, and therefore it seems fair that information regarding the environment should be given to all interested Huntsville residents and interested organizations surrounding the lake. Some interested parties may include the following: summer residents, the Federation of Ontario Cottagers' Association, the Canadian Diabetes Association - Camp Huronda, the Lake Waseosa Rate Payers Association, the Ontario Federation of Snow Mobile Clubs, Bird Studies Canada (Canadian Lakes Loon Survey program and Nocturnal Owl Survey) and the Nature Watch Frog Watch program, all of whom may have concern with the potential development of these areas.

In addition, all environmental approvals in accordance with the District Municipality of Muskoka Planning Department should be considered prior to the decision to protect Huntsville's lakes and forest areas. Thank-you very much for your consideration.



Christie Davies

On Sun, Jan 6, 2019 at 9:48 PM Christie Davies <[REDACTED]> wrote:

Hello:

This email is in regards to a notice that has been posted across the street from [REDACTED] [REDACTED] Huntsville On. The notice was posted at what could be considered a very inconsiderate time being that it was during the Christmas holidays while residents are known to be away from home and therefore did not have the opportunity to view or consider the effects of the posting.

The notice is for the rezoning of severed lots: B/24/25/2018 from a Rural Two Holding Zone to a Rural Residential Zone, in addition the proposed application No.

Z/20/2018/HTE (Solway) to create two new rural residential lots totally 49.8ha of land and a frontage of 518m on S Waseosa lake Rd.

This decision will affect not only the forest and wetland area at 1098 South Waseosa Lake Rd (lots 8 & 9) but also the plants and animals that live within the surrounding Lake Waseosa and Clark Lake watershed area and the residents and cottagers that surround Lake Waseosa.

In addition to this application at the same time I have just become aware of a planning application for: B/76/2018/THE and Z/66/2018/THE. None of the people on South Waseosa that I have spoken with have received any notice of this application from the Town of Huntsville, however we have heard from residents on West Waseosa Lake Rd. that the application is to re-zone Treasure Island from Conservation to shoreline residential and to allow a dock, parking lot and boat ramps to be created on West Waseosa Lake Rd to allow for the construction on the island.

I would like to respectfully request that before any of these rezoning decisions are made by the Town of Huntsville Planning Department, that more information be assembled and distributed to residents, including an up to date environmental assessment as well as a significant wildlife habitat assessment be completed on each of these properties prior to the decision.

It is the Town of Huntsville's obligation to assess development and site alteration of wetland areas including the proposed rezoning in significant wetland areas, and therefore it seems fair that information regarding the environment should be given to all interested Huntsville residents and interested organizations surrounding the lake. Some interested parties may include the following: summer residents, the Federation of Ontario Cottagers' Association, the Canadian Diabetes Association - Camp Huronda, the Lake Waseosa Rate Payers Association, the Ontario Federation of Snow Mobile Clubs, Bird Studies Canada (Canadian Lakes Loon Survey program and Nocturnal Owl Survey) and the Nature Watch Frog Watch program, all of whom may have concern with the potential development of these areas.

In addition, all environmental approvals in accordance with the District Municipality of Muskoka Planning Department should be considered prior to the decision to protect Huntsville's lakes and forest areas. Thank-you very much for your consideration.

Christie Davies

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21264}: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland) and the related application B/76/2018/HTE (Ball, Gailits, Rowland)
Date: January-07-19 12:28:34 PM
Attachments: [TownOfHuntsville-TreasureIsland\(Waseosa\)-6January2019.pdf](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/6/2019 9:14:38 PM
Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland) and the related application B/76/2018/HTE (Ball, Gailits, Rowland)

Attached is a submission from the Lake Waseosa Ratepayers' Association (LWRA) expressing our opposition to these two applications.

We would request that we be informed of any proceedings involving these and any other related matters.

The LWRA will be represented at the meeting on 16 January 2019 and we would request permission to be able to speak to our opposition.

If you have any questions or if there is anything else you need from us, please get in touch with me or with Dwayne Verhey: secretary@lwra.net

Thank you.

Tony Doob

--

Anthony N. Doob, C.M., Ph.D., FRSC

[REDACTED]



LAKE WASEOSA RATEPAYERS' ASSOCIATION

www.lwra.net

c / o 21 Cottage Lane, RR # 3
HUNTSVILLE, ONTARIO
CANADA
P1H 2J4

6 January 2019

Town of Huntsville
Development Services Committee
Huntsville, Ontario Sent via: planning@huntsville.ca

Re: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland) and the related application B/76/2018/HTE (Ball, Gailits, Rowland)

We are writing to express our deep concerns about the suggestion that Treasure Island in Lake Waseosa be re-zoned from a Conservation Holding (C-H) Zone to a Shoreline Residential Five (SR5) Zone. As you know, the Lake Waseosa Ratepayers' Association, which represents landowners on four lakes including Lake Waseosa, did not receive notice of these applications until 2 January 2019. Hence we will not be able to make as full a response as we would have liked because of the necessity of getting this to you by Monday 7 January. We hope to be given the opportunity to speak to our concerns at your meeting scheduled for 16 January 2019. We request that we be notified of any and all meetings, changes, or decisions related to these matters.

To understand our concern, one needs to know something about Lake Waseosa. As we show in our Lake Plan (submitted formally to the Town in January 2016), Lake Waseosa is already over-developed, according to standards developed by the Ontario Ministry of Natural Resources. This calculation takes into account not only the number of houses and the surface area of the lake but also the shape of the lake. (This calculation lots counts Camp Huronda, a camp for diabetic children situated on Lake Waseosa, as one ordinary property). In addition, a boating study carried out for the association (also described in detail in that document) concluded that Lake Waseosa is already over-capacity for boating purposes.

Lake Waseosa has three islands (none with residences). One small island at the south end of the lake is privately owned. Another, "Blueberry Island" near Treasure Island is crown land. In the past it was used regularly (e.g., as a camping site) and had deteriorated

considerably. This association invested money and substantial amount of time first getting permission to try to restore it, and, more importantly, convincing the community to limit its use. Slowly, the natural growth is returning. But there has been near universal desistance in using this island for any purpose since the Lake Waseosa community sees the common value of having natural, undeveloped, islands in the lake. The third island is Treasure Island.

Treasure Island is, of course, currently zoned as “Conservation Holding” which, as we understand it, means that it is to be maintained in its natural state. It is understood by our community that it is privately held. Our understanding is that the Town and District tax it at a lower rate because it is undeveloped/natural land.

In the development of the current zoning by-law and in assigning the zoning designation for each piece of and in the Town, there was obviously some disagreement about the zoning categories of some pieces of land. Our understanding is that the designation of Treasure Island as “Conservation” was not disputed by the landowners or by anyone else. Said differently, no attempt was made by the owners at that time to designate it as ‘shoreline residential.’

Treasure Island was appropriately designated as “Conservation” land. It is not public land, meaning that those of us who do not own it cannot use it or venture onto the island without permission.

But everyone on the lake has an interest in what happens in our neighbourhood. And this island is part of the neighbourhood of everyone on this lake. This, we respectfully submit, is what zoning is all about. Changes in zoning do not, and should not, take place, simply because a landowner wishes a new designation. The idea of zoning is to give predictability to land use and to ensure that those in the neighbourhood (in this case, all of those on Lake Waseosa) are not at the whim of individual landowners.

Changing the use of Treasure Island would undermine the purposes of the current zoning outlined in Subsection 3.1.6 of the Huntsville Official Plan. It is worth noting, in this context, that Section 3.1.12 notes that there will be cases where the impact of a proposal (such as this one) cannot be sufficiently reduced and in such cases uses may be limited to conservation. We believe that these sections describe the importance of Treasure Island to the larger community.

Implicit in the application is the suggestion that there will be no special problems in building residences on Treasure Island. The applicant has drawn rectangles on the map suggesting possible locations for buildings. These are, of course, impossible for us – or for the town – to verify. Setting aside practical issues like the servicing of septic systems on the island, we have serious concerns about whether the island is appropriate for housing. It is easy to assert that there are places where houses could be placed where there is adequate soil depth for septic beds, but we have no idea whether this is possible. Similarly, it is easy to suggest that there will be minimal impact on the shoreline and that normal setbacks and limitations about clearing the waterfront will be followed, but no plans are provided on exactly how this would be done on this island.

Hence we strongly oppose the idea that rezoning should take place ‘on the assumption’ that development can take place consistent with development standards on this lake and in other shoreline developments. In this context, for example, we note that much of the island has slopes of over 20% with a non-trivial amount of 40% gradient slopes. We realize that building is allowed take place on steep slopes, though obviously the impact of the development may be larger. Indeed, the slopes leading to the proposed docking area of the western lot is over 40% and the one for the eastern lot is >20%. These facts raise issues about the impact of development. If these matters were to be left until ‘after’ rezoning, it is quite possible that the next stage of approval would be of the form: “Huntsville has allowed the creation of these shoreline residential lots. It must then approve ‘minor’ variances that will allow dwellings to be built.” What might be deemed to be a ‘minor variance’ could dramatically change the nature of Treasure Island.

Finally, we believe it is important for the Town to be realistic. The current proposal is to create two new “existing” shoreline residential lots zoned as SR5. If the Town were to do this, it is predictable that the Town can expect to see an application, in due course, to divide the western lot into smaller lots. After all, that lot has an estimated 9.2 hectares has considerable frontage. Essentially this would mean that starting this process could, almost certainly, mean that the western lot could be subdivided into about nine SR-3 lots. We raise this issue now because once the Town allows Treasure Island to be zoned as shoreline residential, we will no longer be talking about “just two” houses on the island. Essentially this possibility reminds us of why the island was originally zoned as “Conservation.”

In conclusion, the designation of Treasure Island as “Conservation” was appropriate at the time that the designation was made. There is no public interest in changing this designation. We assume that we do not need to remind Council that zoning restrictions are imposed for the public good, not for the benefit of those who want to develop a particular parcel of land.

The proposed access point on the mainland.

We realize that there are two related applications. The first is the application to change the zoning of the Island. The second application would provide a form of access to Treasure Island. The problem that we have in limiting our discussion only to the zoning of Treasure Island is that if the Town were to agree to rezone Treasure Island, the argument could be made that the Town was then under an obligation to provide some formal access to these newly created waterfront lots. In other words, approving the application for rezoning of Treasure Island would imply that the Town should help the landowner find some way for the owners of it to gain access to their ‘new’ residential lots. Hence from our perspective, it is difficult, if not impossible, to separate these matters.

Essentially, we are suggesting that reasonable access to these potential lots must be settled as part of any proposal for rezoning of the island. At this point, we have a number of concerns about the proposals for the application related to access to Treasure Island.

First of all, adjacent and nearby landowners had no reason to expect that there would be a change in the use of land abutting (or near) their own properties. Setbacks (e.g., for docks) are required for a purpose – to protect adjoining landowners. There is no pressing need to violate setbacks. Though we obviously oppose the rezoning of Treasure Island, it is worth pointing out that there may well be other locations on the lake that could be used for access to Treasure Island.

In addition to providing boat and automobile parking for the island lots, the proposal seems to be providing for a third residence in the parking area, though this is not clear.

At the waterfront, the proposed right-of-way is very confusing. It is not clear what is being requested. Is this an existing right-of-way servicing other lots? Did all property owners over which the right-of-way crosses give their consent to this expanded use? If not, this should end discussion of this change of use. For example, just because 207 West Waseosa has a deeded right of way to 143 West Waseosa does not mean they can unilaterally expand that use to permit deeded access by 100 and 200 Treasure Island without consent of all of the relevant property owners.

The Official Plan (OP) section 8.4, and particularly subsection 8.4.6, address waterfront landing requirements. Of note, the property must have adequate area and frontage and be suitable for the use. And significantly, "generous side yards shall be maintained". This would seem to argue specifically against allowing a reduced side yard setback.

Similarly, OP subsection 8.3.4 mandates a maximum shoreline activity area (which includes access for launching boats) to a maximum of 25% of the shoreline frontage. While a specific figure is not provided, the sketch seems to indicate approximately 50% of the shoreline would be devoted to boat launching. Simply put, this violates the OP.

Also, bearing in mind that the sketch is just a sketch, the angle of the dock as shown on the sketch does not directly follow the property line, and therefore the eastern end intrudes even further into the projected side yard setback.

Any of the permitted uses require a minimum lot area of 1 hectare (2.5 acres). Hence even if Waterfront Landing was a listed permitted use, that property appears to be too small. As it stands, the only permitted use of that property is "Dwelling, single detached".

Said differently, the proposal for access to Treasure Island inadequate and violates reasonable expectations of nearby landowners.

Conclusion.

Neither of these proposals is sufficiently developed to allow the Town to approve them with an assurance that everyone understands what is being approved. At a minimum, before the rezoning can take place, a full assessment by a third party of the appropriateness of Treasure Island for residential development needs to be made. Such an assessment is necessary but not, we believe, sufficient: Treasure Island has been designated for many years as “Conservation” for good reason: its undeveloped nature is a key feature of Lake Waseosa.

There are many unanswered questions about the access point on the west side of the lake. They need not be repeated here, but an adequate proposal for access to the lake that does not encroach on neighbours must be part of any rezoning application. The current proposal is not adequate.

Finally, we are not convinced that we can communicate to you the central importance of an unspoiled and undeveloped Treasure Island to the Lake Waseosa Community. As already noted, by objective standards, Lake Waseosa is already over-developed. This ‘conservation’ area is the one substantial undeveloped property enjoyed (without entering the private land) by all residents of the Lake.

We urge you, therefore, to maintain the zoning of this land as it is and to ensure that any new proposals made to create access to the lake be made within the limits of the official plan and the zoning bylaw.

A handwritten signature in black ink, appearing to read "A. J. Smith" or similar, written in a cursive style.

for the
Lake Waseosa Ratepayers' Association

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21267}: Application to Re-Zone Treasure Island (Waseosa Lake)
Date: January-07-19 12:42:31 PM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/7/2019 8:39:27 AM
Subject: Application to Re-Zone Treasure Island (Waseosa Lake)

Hello:

As a property owner [REDACTED] I object to re-zoning of Treasure Island to allow residential building. The island should remain zoned Conservation to preserve the natural environment of the island and to help support the overall health of the lake ecosystem.

Lake Waseosa is small and already has a very developed mainland shoreline. I have been coming to this lake for 60 years and can say with absolute certainty that the ongoing shoreline development has greatly impacted the lake habitat. The lake does not need more residential lots!

Please deny this request for re-zoning of Treasure Island.

Thank you.

--

Rob Brown
[REDACTED]

From: [Martha Lapp](#)
To: [Elizabeth Reimer](#); [Jasmine Last](#)
Cc: [Nancy Alcock](#); [Bob Stone](#); mayorscott@Huntsvillecouncil.ca; [Jonathan Wiebe](#)
Subject: Planning Applications B/76/2018/HTE and Z/66/2018/HTE
Date: January-07-19 1:44:21 PM

January 7, 2019

Town of Huntsville
Planning Committee and Committee of Adjustment

Subject: Rezoning Application No. B76/2018/HTE and Z/66/2018/HTE

We are writing in objection to the above proposed applications. As property owners [REDACTED], [REDACTED] to the lot affected by the second application, there are a number of reasons we urge the town to deny this rezoning.

- 1) Treasure Island is currently zoned C-H or Conservation Holding. It provides a large section of untouched shoreline enjoyed by all lake residents, and natural habitats for wildlife and marine life. The proposed two residential lots could easily become many more given the size of the island, and the subsequent environmental impact would not be favourable to the quality of Lake Waseosa.
- 2) The site of the proposed boat launch at #143 West Waseosa Lake Road is absolutely unsuitable for this use. The property in question sits amid 7 residential lots. It is a tiny peninsula which is already very congested with regular use, involving, vehicles, boats, bicycles, dogs, and not least, many children and grandchildren. Safety off all will become compromised should approval be granted. There is not enough room for a vehicle with a boat trailer to turn around without using private property of the surrounding cottages.
- 3) These lots converge on a common, single lane dirt road, privately and amicably maintained by the group of owners. There is no turn around area on the "sliver" of land being considered for the boat launch and dock. There is clearly not enough space for construction or access by public or commercial vehicles which would take place if the application is approved. Presumably, the road would need to be considerably widened, altering existing woodland and habitat.
- 4) The proposed 7.6 m area for the dock and boat launch is completely inadequate, before requesting a 3m setback instead of the legal 6m.
The [REDACTED] would have the public access encroaching on their properties and greatly inconvenience them as well as the [REDACTED] whose properties all converge at the access point and /or the proposed parking lot for the launch.
- 5) The creation of a public access point would result in significant increase in both road and lake traffic. Currently no public access ramp is available to the lake, definitely contributing to the health of Lake Waseosa. The creation of a public access ramp and boat launch as proposed in Z66/2018/HTE will negatively affect the nature and the health of Lake Waseosa, as well as ruining the current enjoyment of the cottages surrounding the lot in question, #143.

Based on the above reasons, we object to the application for re-zoning of B76/2018/HTE and Z66/2018/HTE. We strongly urge the town to reject the applications for development of Treasure Island and in particular to the proposed boat launch/dock at #143 West Waseosa Lake Road.

Respectfully,

Martha and Tim Lapp
[REDACTED]

[REDACTED]

[REDACTED]



Doug Janes [REDACTED]

PLANNING APPLICATIONS Z/66/2018/HTE and B/76/2018/HTE (Ball, Gailits, Rowland)

1 message

Doug Janes [REDACTED]

Tue, Jan 8, 2019 at 10:54 AM

To: planning@huntsville.ca

Attached are my comments to the Town of Huntsville on the above-named applications affecting Lake Waseosa and surrounding lands. I am opposed to both applications.

I understand from the responsible planner, Elizabeth Reimer, that because of the connected nature of the two applications comments are still welcome on the Consent(easement) Application and I have chosen to address both in the same submission.

I would like to be informed of any proceedings involving these and any other related matters. I will be attending the Development Services Committee meeting on January 16th, 2019, and I would like to speak to the committee at that time.

I want to thank the planning department staff who have been helpful in sharing information and answering questions as best they can.

Doug Janes
[REDACTED]**Waseosa Development Proposal.odt**

33K

Town of Huntsville
Development Services Committee
Huntsville, Ontario Sent via: planning@huntsville.ca

Re: PLANNING APPLICATIONS Z/66/2018/HTE and B/76/2018/HTE (Ball, Gailits, Rowland)
Affecting Lake Waseosa and Surrounding Lands.

My family and I are opposed to both of these Planning Applications. We have serious concerns about the proposal to re-zone "Treasure Island" (traditionally called the Big Island) from Conservation-Holding to Shoreline Residential 5 and the associated requests for exceptions to the allowable uses of 143 and 207 West Waseosa Lake Road (locally still usually just called the dirt road) for water access and parking for the Big Island.

I live at [REDACTED] My family and I have been [REDACTED] for nearly 70 years; my grandparents bought the property and built a summer cottage in 1950, my parents winterized it, built an addition and retired here in 1986, I retired here in 2013.

I am going to try not to repeat or belabour the strong reasons for concern already ably raised to you by the Lake Waseosa Residents Association (LWRA), all fourteen of my neighbours on the dirt road who are unanimously opposed, and others, both on and off the lake.

The parking lot may seem like a subsidiary issue but the localized impact would be dramatic, it is essential to the whole project as currently proposed, and it has not been focused on as much so I will begin with that.

Contents:

- 1) The proposed parking lot
- 2) The proposed "Boat Launch and Dock"
- 3) The existing dirt road and its established usage
- 4) The proposed Big Island re-zoning

1. The proposed parking lot, 207 West Waseosa Lake Road

This little landlocked property of less than half an acre is [REDACTED] to mine. It was part of a field 70 years ago when it was carved off by the surveyor, J.J. Haigh, as partial payment for his work for landowner Maynard Elliot. It is now almost completely wooded with "balsam fir, eastern hemlock, white pine, white birch and ironwood" up to 70 feet tall.

The property, called "shoreline service area" by the applicants, is 275 metres from the proposed boat launch. It is zoned Shoreline Residential 5. A parking lot is not an allowable use for SR5. Designating the property as a Waterfront Landing would seem both impractical, given the distance from the lake and the congestion on the one lane connecting road, and a bad planning precedent.

The applicants' site plan drawing, Detail 1 – Parking Area, shows an "Example Dwelling 85 metres squared" perhaps to suggest it's not just a parking lot, or that things could be worse, we could build a house here. The town has told me in the recent past that new development not on waterfront property

would not be permitted on a private road like West Waseosa.

The site plan drawing does not show the road that angles across the southern end of the property as a short cut connecting the main road to the branch road out to "Elliot's Point" with four cottages and the proposed boat launch. This crossing has existed since at least the 1950s and has had quite heavy use for the past 10 years. This may constitute adverse possession calling into question the applicants' permissible use of the land.

The drawing shows "West Waseosa Lake Road (Private)" as being 9.2 metres wide. That is not correct and quite important. The Right of Way is 10.6 metres (33 feet.) But the road itself is at most four metres in the summer and now in the winter is less than three metres wide. The road is protected by trees. Cutting them out to the full easement along the length of this lot would significantly add to both the environmental impact and the eyesore created by the parking lot. (See Section 3 below on the road and its usage.)

Waterfront landing requirements include mechanisms to try to prevent the areas from general public use, for example gates, locks, and fences. Island residents may well want such things to protect their vehicles, trailers, boats, snowmobiles etc., overnight, during the week, over the winter. This is a very quiet, remote, area. I often go several days without seeing another person in the area. It is hard to know which outcome would be worse, a fenced enclosure in the woods around a few vehicles and auxiliary pieces of equipment or no fence and a little more public traffic. During construction seasons of course this will be a much busier area.

Will night lighting be permitted for security of property or persons or for convenience on late arrivals or departures? What about sheds to store items you don't want to leave in your boat or car, or take to the island? A garbage bin? A "port-a-potty"?

The applicants' Scoped Environmental Impact Study (SEIS) on this site is totally inadequate. It devotes one paragraph to the site and two photographs which greatly under-represent the tree cover on the property. There is a reference to their "general recommended mitigation for site clearing". i.e. "Vegetation clearing shall occur outside of the breeding bird window of April 15 – August 31" ... but ... "Where the breeding bird vegetation clearing window cannot be respected, a qualified avian professional may evaluate the road corridor (sic) to ensure there are no active nests within the area to be cleared." This is a site frequented by deer, raccoons, foxes and other less frequently seen mammals. Far from being surrounded on three sides by active roadways it is in a central position in a larger forest. The ongoing existence and operation of a parking lot, even if not fenced or lit, will be very disruptive.

The scoping of the Environmental Impact Study clearly does not include considering impacts on human recreational and social activities. Families, children, dog walkers, cyclists, skiers from nearby cottages as well as other nearby roads drawn to the peaceful nature of West Waseosa will be negatively impacted by the parking lot itself and the increased traffic. My family still enjoys a small part of that long ago field, next to the proposed parking lot, where we throw a ball or frisbee, play horseshoes, even scatter ashes. I bowhunt deer on my land that often come across the 207 property into my field.

If this development proceeds, it is possible, I would say almost inevitable, that there will be future applications to sever island lots. 1.4 kilometres of shoreline is a lot for two cottages. Parking for two places will be very problematic, for four or six or ten it will be that much worse.

There is no public or commercial boat access on Lake Waseosa. The only public access at all is the

tiny Town Park on South Waseosa Lake Road with a small dock, a steep hill with no stairs, a rope to hold on to, and parking for two cars. If this development proceeds, word will eventually get around and other people will want to use the access point and park in the parking lot. That would be an ongoing environmental and security problem for current and future residents and a bylaw enforcement problem for the town. It would be even more detrimental to those in the neighbourhood.

Obviously the Consent(easement) Application B/76/2018/HTE has been made because the land cannot now be used as an absentee parking lot for the island. It needs the town to approve it. I would point out that each of the three joint applicants has one or more properties on the [REDACTED] of the lake. In total their family has eight. There might be opportunities for parking space there.

2. The proposed “Boat Launch and Dock”, 143 West Waseosa Lake Road

The property is not big enough to come anywhere close to meeting current zoning or bylaw requirements for a waterfront landing. You cannot meet dock lot line setback requirements of 6.0 metres on a lot that is only 7.6 metres wide. You cannot have the required “generous” side areas.

The proposal is somewhat confusing and contradictory, either a work in progress or a shot in the dark that might get lucky. The site drawing is titled Waterfront access - boat launch and dock but shows only a dock labeled 1.6 metres in width with 3.0 metre setbacks on each side.

The SEIS refers to “a docking structure ... no greater than 2 m in width **where it connects to the shoreline.**” (emphasis mine) Plus a boat ramp up to 2.6 metres wide on the north side, apparently right to the property line. “To create a turnaround for vehicles launching boats, minimal additional site clearing would be required and likely only consist of removing approximately ten trees (>10 cm or greater DBH): 3 red maples, 2 sugar maples 3 balsam firs, and 2 eastern hemlocks.”

That is not minimal tree removal at that location, in my opinion. Furthermore removing most of the trees on the shoreline is also called “minimal”. (Using the jargon DBH, Diameter at Breast Height, doesn't help make it clearer.)

The activities of a waterfront landing will encroach significantly upon the four tightly neighbouring cottages with respect to congestion, noise, pollution and physical safety from vehicles. These relate to boat launching, vehicle and trailer turning, off-loading and picking up passengers, groceries, garbage or building materials, and travel back and forth on the narrow road to the parking lot by car, truck, snowmobile or on foot. Original construction activities for docks and dwellings on the island will be particularly disruptive for the four cottages.

Will there be a locked gate with an island owners' passcode and a fence around this boat ramp and dock? That would be awful at the hub of what is now a quiet little point. But if it is not blocked off who stops anyone from launching their boat from the only “public” spot on the lake? (I was told we just call a by-law officer.)

It appears from the site plans and the satellite photo in the SEIS that the 143 property cuts off existing access driveways to the cottages at 149 and 161. In other words, there are long-established crossings of the 143 lot. This may be another case where adverse possession will prevent the applicants from using their newly-acquired properties as they would wish.

3. The Existing Dirt Road (West Waseosa Lake Road) and its Usage.

I live on [REDACTED] along with 14 other families. Three of us are here year round. It's a terrible road and the branch that runs down to the proposed boat launch and dock is terrible too. It was a farmer's track when the first cottages started going in, with grass growing down the centre and soft sand all the way. It's in worse shape now. The trees have grown up and closed in so the deep mud in the spring takes longer to dry. There have been a few loads of gravel applied over the years so you can't run on it in your bare feet anymore. The road is narrower than it used to be with fewer places where you can pull over to let someone pass. When it rains the large deep puddles that span the road take longer to drain because of the gravel and the tree canopy. In the winter the road is narrower and overhanging branches frequently have to be cleared of snow or ice to not hit vehicles coming through.

One of my neighbours has done a good job on the road for a few years. He put up the professional sign just before the gully and the culvert saying Private Property Private Road Travel at Your Own Risk . The end of his notes about the road always had a disclaimer that he was not accepting legal responsibility for how bad the road was. He quit this year because one or more of us did not want to cut down a single tree or spend anything to "improve" the road any more.

The proposed new parking lot at 207 is 500 metres in from South Waseosa Lake Road. The proposed boat launch at 143 is another 275 metres down a side branch. From the warning sign on, the road is essentially a one lane driveway. There are long stretches where there is no place to pass another vehicle. Right now on the roughly 350 metres from the warning sign to the proposed parking lot there is ONE spot where vehicles can pass. It's not big enough for a car with a boat or snowmobile trailer

If someone is driving in here with a trailer, he or she should know how to back up.

Not everyone on the road is completely happy but we have kept the road like this intentionally for many years. There are no plans to cut down trees and widen the road. The right of way crosses private land and only the owner(s) can "improve" it.

The road is a wonderful and safe place for grandpas and grandkids on bikes or skis, and dogs off leash. It would be bad planning for the town to re-zone property or make exceptions to by-laws to destroy that.

4. The Big Island Re-Zoning Application

The Big Island (Treasure Island) has always been the highlight feature of the lake. Over the years my family and I have fished every foot of the untouched shoreline many times over, paddled around it countless times, swum to it and back, watched deer on and around it, listened to the barred owls in its woods and followed the seasons with its changing colours.

I want to thank the Ball family for their stewardship of the Big Island for so many years.

But they have no inherent right to a zoning change from Conservation-Holding so they can sell it for development. The lake needs it now more than ever.

Others have quoted from the Waseosa Lake Plan, Huntsville's Official Plan, and other reports and studies about the characteristics, the development capacity and the health of Lake Waseosa.

I will tell you some of what I have seen, and probably someone will disagree because, for example, they saw a green leopard frog four years ago, but: the leopard frogs are gone, the snakes that ate them are gone, the bullfrogs and huge tadpoles and the little brown frogs along the shorelines are gone, the crayfish and clams seem to be gone, the lake trout and brook trout are gone, the bats are gone and the mayflies and caddis flies and chironomids are greatly reduced, the sunfish are few and the schools of baitfish and minnows greatly reduced.

The lake is not as healthy as it used to be. You can still do well catching bass but the smallmouth are full of worms and the fish may be hitting because they are hungry all the time.

There is too much environmental pressure being put on the lake. But further development is inevitable because we cannot stop projects that are as-of-right or close to it. Like renovating an existing cottage for year round use or building a new bigger place on an existing foundation.

So if we want to protect the lake and surrounding lands as an even reasonably healthy eco-system, especially with a warming climate, we need to be very very cautious about approving projects that are in fact discretionary because they have no legal right to proceed.

The island was zoned Conservation-Holding about 10 years ago and the town apparently does not have records of that decision-making process. This does not invalidate the decision and I would argue that this zoning is even more valid today.

I understand that the Ball family did not challenge the zoning before now. They had decades before when they could have sold the land but chose not to. In fact I believe that about thirty years ago when the owner of the north-west corner of the island proposed three building lots on his land with access from 143 and 207 West Waseosa Lake Road the Ball family was opposed. Now that they have acquired all three properties through a sale for back taxes they are making a similar proposal themselves.

Although the re-zoning proposal includes only two dwellings on the island, it is inevitable that, if approved, the applicants or the new owners will be back with requests to sever new building lots from the original two. With roughly 1.4 km of shoreline and mainland access there to be amended it would be difficult to resist applying and almost impossible to turn down.

Note that the SEIS has investigated and recommended one "building envelope" on lot 100 and two "building envelopes" on lot 200 but points out that only one dwelling is proposed to be built on each lot. Let me point out that recommending only three envelopes seems to imply that three would be the maximum possible number of dwellings that could ever be built. But the envelope on 100 appears large enough to support three dwellings itself, as was proposed by the previous owner, and the envelopes on 200 might support two dwellings each. More importantly on lot 200 the SEIS states only that two areas were investigated and recommended, not that these were the only possible building envelope sites. Potentially the island could be severed into many more lots.

There are other issues with the SEIS. Breeding bird field sweeps should have been done to actually confirm whether the Eastern Wood Pewee and Canada Warbler and/or other significant birds nest on the island. If these species were found nesting their habitat (ie possibly the entire island) would have to


be protected from development according to the Significant Wildlife Habitat Eco-region 5E Criteria Schedule. Vegetation communities were identified but no botanical surveys were done to determine the presence of significant plants that could be present on the island and could pose a constraint to development.

Finally I would like to include the web addresses for the Nature Conservancy of Canada <http://www.natureconservancy.ca/en/> , and

the Muskoka Conservancy
<https://muskokaconservancy.org/>

Both organizations have flexible options for the protection of environmentally important land and can give generous tax deductions.

Thank you.

Doug Janes and family


January 8th, 2019

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21321}: Lake Waseosa Treasure Island Re-zoning Z/66/2018
Date: January-09-19 9:17:51 AM
Attachments: [Lake Waseosa Treasure Island.pdf](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/8/2019 1:26:15 PM
Subject: Lake Waseosa Treasure Island Re-zoning Z/66/2018

Please find attached our letter in opposition to the application to change the zoning of Treasure Island on Lake Waseosa from Conservation Holding to SR5.
Regards,

Jackie & Marc Cevey

January 8, 2019

Town of Huntsville
Planning Department
37 Main St East
Huntsville, ON
P1H 1A1

Re: Treasure Island Re-zoning Application **Z/66/2018/HTE**

To the Town of Huntsville Planning Department:

We refer to the notice of application of re-zoning file number **Z/66/2018/HTE**. We understand that the application is for the development of two properties on Lake Waseosa's Treasure Island. This application came as a surprise to us as the island is currently zoned as Conservation Holding. As new owners on [REDACTED] the prospect of extensive development of the island including tree clear cutting, building of septic tanks and dwellings combined with disruption to the shore line is a serious concern as we were led to believe that the island would remain in its current pristine state. We are also concerned that the re-zoning could pave the way for future development on the island. Lake Waseosa is a small lake with an already densely built shoreline and busy boat traffic. Allowing development on this disproportionately large section of the shoreline would likely affect the sustainability of the lake. For the above reasons, we urge the Town of Huntsville to reject the said application.

Sincerely,

Marc and Jackie Cevey

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

-----Original Message-----

From: Todd Wright [REDACTED]
Sent: January-08-19 1:23 PM
To: Elizabeth Reimer
Subject: West Waseosa

Hi Elizabeth

It is very disappointing to hear that there is a parking lot going in this area. I live on [REDACTED] and drive down there every day to go for a walk on this quite cottage road. It is a one lane cottage road barely wide enough for one car with trees over hanging it. I feel that it would be very unsafe to be adding a parking lot here and it will be causing people a lot of frustration with the extra traffic. I really appreciate the peace and quiet in the area as do the very nice people that I have met walking this road. It would be a shame to see this area change as there aren't many roads like this left around here. If I would have known that this small piece of property was for sale I would have bought it myself just to keep the area as is. I feel bad for the people who live here. It is a beautiful spot and will now turn into a not so nice area to be with the traffic, cars/boat trailers parked in the lot and not to mention the extra traffic and construction going over to the island. Please keep this area as is, it truly is a gem of a road. I don't even live on it but really appreciate its beauty.

Thank you!

Jody Wright

[REDACTED]

From: [Dorothy Russell](#)
To: [Jasmine Last](#)
Subject: Planning Applications B/76/2018HTE & Z/66/2018/HTE
Date: January-08-19 8:45:20 PM
Attachments: [Town of Huntsville.doc](#)

Please find my attached letter with my objections to the above applications and forward it to the appropriate planner and members of the Development Committee.

Thanking you,
Dorothy Russell



January 8, 2019

Town of Huntsville Planning Department
37 Main Street East
Huntsville, ON P1H 1A1

RE: PLANNING APPLICATIONS B/76/2018/HTE & Z/66/2018/HTE

My family has owed a cottage at [REDACTED] since 1990 and we strongly object to both the above applications. It was only today, January 8, 2019, that we became aware of the applications thanks to a call from our neighbour on the lake. Written notice should have been sent out to all cottage owners in the area.

When we bought in 1990, we were told that the lake was 'closed' for development and we were attracted to the peacefulness of the lake and lack of public boat access. It certainly has not been closed to development, as many properties have been built since, yet it remains a relatively quiet lake and we wish it to remain so. Opening up Treasure Island to development and removing the Conservation Holding designation will impact the sustainability of our already fragile lake. The developing of the access lot on such a small property on a narrow, private roadway is a recipe for disaster. It also opens the lake to all kinds of extra traffic that has not previously had access.

My family and I do not support these planning applications and wish to file official objections to both.

Yours truly,

Dorothy Russell & Family

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21337}: Feedback: Rezoning application Z/66/2018/HTE
Date: January-09-19 9:31:51 AM
Attachments: [Treasure Island rezoning application feedback.docx](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/9/2019 7:08:48 AM
Subject: Feedback: Rezoning application Z/66/2018/HTE

Please find attached a letter regarding the rezoning application for Treasure Island on Lake Waseosa, **Z/66/2018/HTE**

Richard & Katherine Ellis
[REDACTED]

January 9, 2019

Town of Huntsville Planning Department
Huntsville, Ontario
Sent to: planning@huntsville.ca

Re: REZONING APPLICATION NO.: Z/66/2018/HTE (Ball, Gailits, Rowland)

We are writing regarding the above noted application to express our concerns with this application.

Our first concern is this application was received by the planning department December 7, 2018 and stated that the applicants would encourage discussion with owners, neighbours and the Lake Association, yet the Lake Waseosa Ratepayers Association did not receive notice of the application until January 2, 2019 and we personally did not receive information regarding the application until January 8, 2019 which did not allow a proper amount of time to review and respond to the application.

We feel that the current zoning of Conservation Holding (C-H) is appropriate for this property given the size of the lake and the fact that it is currently at or very near its development capacity and any further development would have a negative impact on our lake and our community. Treasure Island has significant slopes and we have questions and concerns regarding development on this land, specifically the septic systems that would be required to support any cottages on the island and the impact they would have on the lake as well as the ability to maintain these when they are accessible by water only.

Lake Waseosa is a small lake with no public access to a boat launch. We feel that Lake Waseosa is much too small to entertain the idea of water access island development. The proposed access from West Waseosa appears it would be disruptive to our lake neighbours who maintain this private road.

We request that the planning department seriously consider our concerns as well as the concerns of the Lake Waseosa Ratepayers Association as outlined in their letter dated January 6, 2019, and retain the current zoning of Conservation Holding (C-H) for the property in question.

We would appreciate receiving updates on the status of this application as well as the related application B/76/2018/HTE at our email address listed below.

Sincerely,

Richard & Katherine Ellis

[REDACTED]
[REDACTED]
[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21354}: Notice of Objections - Lake Waseosa
Date: January-09-19 3:40:44 PM
Attachments: [Waseosa Treasure Island.pdf](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/9/2019 3:02:33 PM
Subject: Notice of Objections - Lake Waseosa

See attached. I dropped this off in person on January 2nd.

--

Regards,
Jeff King [REDACTED]

Jeffrey Lorne King

January 2, 2019

Town of Huntsville
Development Services Committee

Subject: REZONING APPLICATION No. Z/66/2018/HTE (Ball/ Gailits, Rowland)

My wife and I purchased our cottage at [REDACTED] in October of 2012. To purchase a cottage had been a lifelong dream of ours. At the time we bought the property, we did not even realize what a “gem” this lake really was, and still is.

The significant amount of untouched shoreline is one of the key attributes that make it so. In addition, the beauty of Treasure Island was of particular attraction to us. Knowing that the island was zoned as a **C-H Conservation Holding** land, brought us real comfort in believing that it would remain preserved as such for many years, if not indefinitely. In our search for a cottage we found many lakes in cottage country that seemed to be busy and overcrowded. For this reason, we chose Lake Waseosa and even invested in a significant investment/addition to our cottage in 2016....again, with the belief that the value of our investment would hold for many years.

However we have recently learned that there have been two initiatives brought before the Town of Huntsville pertaining to Lake Waseosa, namely **Z/66/2018/HTE** and the consent application **B/76/2018/HTE**. I wish to comment on both of them.

1. **Island Rezoning** - I understand that an application has been made to have Treasure Island re-zoned to SR5-H with the intent of constructing residential properties on the island. I object to this application for the following reasons:
 - a. Even though (as I understand it) the application is only for one or two homes/cottages, there is a significant amount of land, that I fear over time, will result in this “treasure” becoming much more populated than what is currently being proposed.
 - b. The pristine nature of the island is enjoyed by many kayakers, canoers, on the lake. As well, I have often observed wildlife on the island such as deer, heron, and other.
2. **Proposed Access Point** - I also understand that an application has been made to have an access point (located at 143 W Waseosa Lake Road) constructed on the small section of land adjacent to our property. I object to this application as well, for the following reasons:

- a. The “sliver” of land that is being considered for this purpose will result in significant traffic throughout construction of any properties on the Island, as well as further tenants, owners, guests, renters for years to come.
- b. I also object to an exception being made to the by-law setback requirements for a dock ... ie 6.0 metres from my property and 6.0 metres from my neighbour's property
- c. The traffic noted above will significantly diminish the quiet enjoyment of our property (and the lake in general), and will likely occur at all hours of the day and evening as people travel to/from the island.
- d. Although the application provides for parking at a nearby lot (207 W Waseosa Lake Rd), the fact is that the said lot, is quite a distance from the proposed access point/dock. It is inevitable that, for convenience, future owners and visitors to the Island will opt to park on the land closest to the access point, rather than to park at 207 and cart their groceries, luggage etc down to the proposed dock. This will result in congestion in a very small piece of land, particularly if the development of the Island increases in coming years.
- e. There are likely a number of other much more logical and convenient locations on the lake from which to construct an access point to the Island, should the Town proceed with the proposed rezoning. The bay that we are on, is simply too small to accommodate an increase in pontoon boat traffic/storage to and from the Island without significantly impairing the value of our own property as well as those nearby.
- f. The parking lot proposed at 207 West Waseosa will add more traffic to a private road that is not assumed by the Town.

In summary I ask the the Town to decline the application to rezone the Island for residential development (in which case the access point issue becomes moot). If however the Town chooses to approve rezoning of the Island, then I would urge that an alternate access point be considered.

Respectfully,

Jeffrey L King

[REDACTED]



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21364}: Objection to Application to Re-Zone Treasure Island on Lake Waseosa
Date: January-10-19 10:08:59 AM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/9/2019 4:31:40 PM
Subject: Objection to Application to Re-Zone Treasure Island on Lake Waseosa

To the Town of Huntsville,

In addition to some of the concerns already raised I would like to voice my objection to Application to Re-Zone Treasure Island and mainland access point on West Waseosa Lake Road for the following reasons:

- There are Barred Owls living on the lake. It is my understanding there are very few of this species in southern Ontario. Investigation is warranted in terms of their status and the potential impact to their presence on the lake;
- The habitat and lake water quality cannot support further development. Development and construction on the island may place a greater strain on the habitat than would construction on the main land; and
- There does not appear to be a clear plan, or the proposed plan is likely to change. This point has been addressed in some of the other objections.

Given the number of objections to this application the importance of considering and investigating all valid and relevant concerns cannot be understated.

Sincerely,

Amber Small
Thoms & Currie Professional Corporation

[REDACTED]

[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21365}: More observations and objections re: Treasure Island and West Waseosa proposed rezoning
Date: January-10-19 10:12:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/9/2019 4:37:50 PM
Subject: More observations and objections re: Treasure Island and West Waseosa proposed rezoning

Please add this to the letters received:

I thought you might be interested in the following anecdote re: the proposed access point on West Waseosa Lake Road from my experience as a REALTOR®

I've recently witnessed first hand (as the listing agent) a similar situation on Lake of Bays for the properties near the Port Cunnington Marina where the barge goes back and forth daily during the summer months to ongoing construction on Bigwin Island. Apparently the Official Plan there called for the barge to be on the other side of the lake, on Highway 117, but as far as I know that hasn't happened. The owners near the marina, several kms to each side of it I think, banded together to argue to have the barge moved somewhere else, notably across to the other side of the lake. I had a listing fairly recently in that area and if it weren't for the barge, the property would have sold ten times over. That cottage/home was about a km away from the marina so it wasn't right next to it either. In real estate it's all about buyers' perception, rightly or wrongly. The LOB property didn't sell during the time of the listing, and it was listed for several months. I was surprised that the main buyer objection was about the barge. All about perception. Eventually the owner did sell the property privately and cut me out of my commission (bad on them) but I know she accepted a greatly reduced offer price from where it had been listed and I also know that this was mainly because of the barge.

The other example that's ongoing right now on Lake of Bays is the proposed Langmaid's Island development. This is huge. It has the property owners in that entire area on LOB and the powerful Lake of Bays Association arguing against it. And now trying to negotiate with the developers to minimize the development
<http://landmaidsisland.com>

There are hundreds of property owners on Lake of Bays upset about this. It's like what we're going through but further ahead in the process, and on a much larger

scale. If you're not familiar with this you might want to go onto the Lake of Bays Association web site <http://loba.ca> and do a bit of research. Here is a link to one of their newsletters, it's talked about a bit on Page 6 <http://loba.ca/wp-content/uploads/2018/05/CC-Summer-2018.pdf>

It's another example of a beautiful island that developers want to chop up into 32 lots! Although I'm a Realtor and I love to have listings I am far more an environmentalist. I hate to see our beautiful lakes in Muskoka being over developed. When I was a kid (and I grew up on Lake Waseosa and spent every summer here) there were lots of bull frogs, cray fish, tad poles, garter snakes, clams, veery thrush birds, bats, but not now. There is still a nest of veery thrushes on Treasure Island, sometimes I hear them when I'm kayaking by in the summer. See if you recognize their song: <https://www.youtube.com/watch?v=cK1gaTqBRRk> – I used to hear this bird song all the time fifty years ago – now it's rare but I know they are still nesting on Treasure Island.

With so much development going on and so much boat traffic on Waseosa I fear for our lake in the future. If a blue/green algae bloom develops, ALL of our property values will plummet like a stone. And buyers don't forget these algae blooms. I see what's happened to property values on Three Mile Lake in Utterson. We need to get rid of (or at least reduce) the number of big motor boats, there are far too many for such a small lake. And update ALL the septic systems on the lake. And curb development!

Sincerely,
Susan Brown, B.A., MVA, SRES®, Broker



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21372}: Lake Waseosa rezoning application for Treasure Island addendum to my January 9 letter
Date: January-10-19 10:13:31 AM

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/10/2019 10:04:33 AM
Subject: Lake Waseosa rezoning application for Treasure Island addendum to my January 9 letter

Would it be possible to add these additional comments/thoughts (see below) as an addendum to my January 9 letter regarding the rezoning application for Treasure Island?

As we're seeing from development on Bigwin Island (and now Langmaid's Island) on Lake of Bays, houses on islands are more complex to service and, therefore, the proposed landing location on West Waseosa Lake Road is more than just a place for "two" families to launch and dock their boats and park their cars. Boat traffic AND probably some 'barge-like' thing will very likely be more permanent. The impact on nearby people will be far greater than just another house or two nearby. All of these things tell potential visitors and people looking at relocating to this area about the Town. Huntsville has an opportunity to decide to go in one of two directions: anything and everything is approved, or seriously controlled and thoughtful development. It would be naive to think that if this rezoning is approved that this will be limited to 'two' lots on Treasure Island. There will be more (with no plan for access to the additional lots). And we will have a 'fully' populated island. If two houses are put on Treasure Island, then 'one more' approval (at a time) will be seen as no big deal. Some dangerous precedents have already been set on our fragile lake. Where does it stop?

If the applicants have no intention of developing the island (as they've said) then why bother to change the zoning at all from C-H? Why not just leave it as it is and preserve the quality of the lake?

Thanks,

Susan

Susan Brown, B.A., MVA, SRES® / Broker

[REDACTED]

From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21398}: Lake Waseosa Treasure Island Rezoning
Date: January-11-19 9:59:20 AM
Attachments: [Scan.jpeg](#)

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----- Forwarded message -----

From: [REDACTED]
Date: 1/11/2019 8:51:07 AM
Subject: Lake Waseosa Treasure Island Rezoning



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cottage

A+

[REDACTED]

Please
byild somewhere
else

F r a m S e t Q

Zeke Ferguson Age 6

[REDACTED]

[REDACTED]

[REDACTED]



From: [Town of Huntsville](#)
To: [Jasmine Last](#)
Subject: Fwd: {21399}: Lake Waseosa Treasure Island Rezoning
Date: January-11-19 10:00:14 AM
Attachments: [Scan.jpeg](#)

--reply above this line--

----- Forwarded message -----

From: [REDACTED]
Date: 1/11/2019 9:01:27 AM
Subject: Lake Waseosa Treasure Island Rezoning





Elizabeth Reimer
 From Zephie Ferguson
 Please do not
 build on Treasure
 Island. Because
 we my parents
 and grandmother
 love swimming to
 that Island and
 back to the dock
 you's in Ferguson

Zephie Ferguson Age 7

JAN 11 2019

January 11, 2019

Development Services Committee
Town of Huntsville
37 Main St. E
Huntsville, ON T1H 1A1

To whom it may concern:

Re: Zoning Application Z/66/2018/HTE

I am writing relative to the above application for rezoning Treasure Island on Lake Waseosa from Conservation Holding (C-H) to Shoreline Residential 5 (SR5). I am opposed to this application.

Our family has held property on [REDACTED] since 1928 and we have always considered this island to be a ~~wildlife~~ wildlife sanctuary that should not be developed. Several years ago the lake was closed to further development due to concerns about water quality. It was re-opened a few years ago in a very contentious, and legally expensive, decision. Since then several new properties have been developed, as well as several of the older cottages being rebuilt with much larger footprints. This has added to the burden on the water and reduced the amount of wild shoreline. Treasure Island is a large, and very visible, portion of the remaining wild property. The island is used as deer habitat and they can often be seen

going to and from it, either swimming or walking on the ice. Last fall, while boating through the narrow channel separating the island from the main shore, I encountered a fisher swimming from the island. In my 60+ years here that was my first up close ~~seeing~~ view of a fisher ~~is~~ and it was encouraging to know they are still present.

In addition to my concerns relative to animal habitat, I feel that development of the island will negatively impact the historical back of this lake. The island is visible from most of the lake, and in places, very close to cottages and homes on the main shore. The island is the only significant piece of remaining shoreline that offers an uninterrupted view of wild Muskoka. It should remain that way.

Treasure Island offers more value to the area as a Nature Preserve than it does as a residential development, even if restricted to just 2 houses. It should remain undeveloped.

Sincerely,

Eric Norton
ERIC NORTON

and Audrey Norton
AUDREY NORTON

I will be out of the province from

January 14 to early March, but
available by phone/at [REDACTED]
and email/at: [REDACTED]