

From: [Andrea Marcus](#)
To: [Robinson, Caitlin](#)
Subject: I would like to be informed
Date: March 18, 2018 6:20:08 PM

Of any public hearing involving amendment to official plan
Regarding the Pilgrims rest
Please send this request to all parties of council who may be involved
With thanks
Andrea marcus
email andreakalemarcus@gmail

"The Owl of Minerva flies at Dusk"
Hegel

From: [Rick Barnard](#)
To: [Robinson, Caitlin](#)
Cc: planning@northkawartha.on.ca
Subject: North Shore Stoney Lake Land Group Inc #1536202-003-04001-0000
Date: March 19, 2018 9:12:04 AM

Application for change of zoning Bylaw ZA-09-18, for Pilgrims Rest Campground

Please keep North Shore Stoney Lake Land Group advised of the decisions for any and all of the applications as the adjacent landowner.

Our mailing address is as shown on the tax role. You may also contact us by email at "rick.barnard@sympatico.ca" or by phone 705-930-6513.

Richard Barnard CA
Secretary/Treasurer
North Shore Stoney lake Land Group Inc

From: [Grant Waller](#)
To: [Robinson, Caitlin](#)
Subject: Pilgram"s Rest Campground developement
Date: March 20, 2018 4:41:07 PM

To Caitlin Robinson:

Please add my email address to your contact list regarding information about this developement.

All the best,

Grant Waller

Email: grant.waller2771@sympatico.ca

From: [Waller, Garfield](#)
To: [Robinson, Caitlin](#)
Cc: ["grant.waller2771@sympatico.ca"; andreamarcus@me.com; steven laird@outlook.com; Waller, Andrew; kpetrovich@bell.net](#)
Subject: Pilgrim's Rest development proposal
Date: March 20, 2018 6:19:19 PM

Hello Caitlin,

Please add my personal email address gwaller@rogers.com to those who are listed as 'interested parties' regarding the Pilgrim's Rest development proposal on the north shore Upper Stoney Lake. As a nearby cottage resident to the proposed project, I have many concerns regarding this major development.

Thank you,

Garfield Waller

50 Princess Anne Crescent
Toronto, Ontario Canada
M9A 2P4

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From: [Claudia Davies](#)
To: planning@northkawartha.on.ca; [Robinson, Caitlin](#)
Subject: Files 15CD-18002, 15OP-18002, and ZA-09-18
Date: March 20, 2018 6:53:38 PM

Good afternoon,

I am a property owner on Fire Route 24 and have received the notice regarding the above noted applications. I would like to express my interest in the applications and would like to request a copy of the submission materials. Ideally I would appreciate a digital copy of the proposed site plan, any other drawings that may have been submitted, as well as any form of justification reports that may have been submitted.

Thank you very much for your time and for your attention. I would appreciate receiving any further notices relating to these files as well as notification of any decisions once they are rendered.

Thank you in advance.

Kind regards,

Claudia Davies

From: [Waller, Andrew](#)
To: [Robinson, Caitlin](#)
Subject: RE: Pilgrim's Rest development proposal
Date: March 21, 2018 9:32:32 AM

Caitlin please add my personal email address finnmiamartha@gmail.com email address to those who are listed as 'interested parties' regarding the Pilgrim's Rest development proposal on the north shore Upper Stoney Lake.

As a nearby cottage resident to the proposed project, I have many concerns regarding this major development.

Thank you, Andrew

Sent with Good (www.good.com)
Andrew Waller
Senior Director, Credit Risk Management
21 Melinda Street
11th Floor, CCE 11
Toronto, Ontario
Tel: (416) 980-7258
Cel: (905) 330-0556

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

From: Waller, Garfield [Garfield.Waller@sodexo.com]
Sent: Tuesday, March 20, 2018 06:19 PM Eastern Standard Time
To: CRobinson@ptbocounty.ca
Cc: 'grant.waller2771@sympatico.ca'; andreamarcus@me.com; steven_laird@outlook.com; Waller, Andrew; kpetrovich@bell.net
Subject: Pilgrim's Rest development proposal

Hello Caitlin,

Please add my personal email address gwaller@rogers.com to those who are listed as 'interested parties' regarding the Pilgrim's Rest development proposal on the north shore Upper Stoney Lake. As a nearby cottage resident to the proposed project, I have many concerns regarding this major development.

Thank you,

Garfield Waller

50 Princess Anne Crescent
Toronto, Ontario Canada
M9A 2P4

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From: [Steven Laird](#)
To: [Robinson, Caitlin](#)
Subject: FW: Pilgrim's Rest development proposal
Date: March 21, 2018 12:45:36 PM

Hello Caitlin,

Please add my personal email address steven_laird@outlook.com to those who are listed as 'interested parties' regarding the Pilgrim's Rest development proposal on the north shore Upper Stoney Lake.

As a nearby cottage resident to the proposed project, I have many concerns regarding this major development.

Thank you,

Steven Laird
416-561-1186

From: Waller, Garfield <Garfield.Waller@sodexo.com>
Sent: March 20, 2018 6:19 PM
To: CRobinson@ptbocounty.ca
Cc: 'grant.waller2771@sympatico.ca' <grant.waller2771@sympatico.ca>; andreamarcus@me.com; steven_laird@outlook.com; Waller, Andrew <Andrew.Waller@CIBC.com>; kpetrovich@bell.net
Subject: Pilgrim's Rest development proposal

Hello Caitlin,

Please add my personal email address gwaller@rogers.com to those who are listed as 'interested parties' regarding the Pilgrim's Rest development proposal on the north shore Upper Stoney Lake. As a nearby cottage resident to the proposed project, I have many concerns regarding this major development.

Thank you,

Garfield Waller

50 Princess Anne Crescent
Toronto, Ontario Canada
M9A 2P4

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immédiatement l'expéditeur. L'intégrité de ce message ne pouvant être garantie sur Internet, SODEXO ne peut être tenu responsable de son contenu.

From: [Brian Maloney](#)
To: [Robinson, Caitlin](#); planning@northkawartha.on.ca
Cc: "[Rick Barnard](#)"; "[Larry Turnbull](#)"
Subject: Vacant Land Condo Development in North Kawartha at the Intersections of Northey's Bay Road and Cheboutequion Drive (Pilgrim's Rest)
Date: March 22, 2018 3:56:20 PM

Ms. Robinson, I own a property at 173 Cheboutequion Drive and have just recently become aware of the proposed rezoning and development noted above. I have significant concerns with respect to the impact this will have on wells in the area. I have reviewed the Planning Justification Report, the Environmental Impact Study and Hydrogeological Study and believe that the impact on wells and the ability to draw water is significantly understated. At the highest level the studies indicate that the development will have access to sufficient water through drilled wells. When looking deeper at this, I have concerns. Of the six test wells drilled on the proposed development, one did not provide sufficient water and two may require supplementary water storage (i.e. half had water quantity challenges). These results were after aggressive hydraulic fracturing on four of the six test wells. As a layman this seems to be a problem.

The overall analysis of the aquifer used wells within a 5km radius of the site and noted an average yield of 8GPM. The report states that most of the aquifers appear associated with fracture zones within the bedrock and that their occurrences will be highly variable. As a result, I believe a more localized review is required. When I reviewed the well records within a much closer area (within half a kilometre from the proposed development) the average well capacity was much lower, at around 4GPM and the median was 3GPM. This was the result of reviewing 35 wells, of which many are marginal.

The Interference Assessment seems to discount the potential of impacting existing wells stating: "Given that the majority of the residences neighbouring the site are known to be on lake intake systems, the development would be considered "remote" from other groundwater users.". This is not factual, since there are 35 existing wells (according to MOE records) that are within a distance of less than the span of the proposed development (i.e. about 500 metres). Thirty new wells being used will almost double the number of wells and the potential load on the aquifers in the area.

I am concerned that the proposed development, if it proceeds, will impact the wells of many close properties which potentially negatively impacts the values of our properties and certainly the enjoyment of them.

In conclusion, I would appreciate a third party review of this information and further consideration regarding the potential interference of these 30 new wells to ensure that our wells will not be degraded. Thank you for your consideration.

Brian Maloney



April 2, 2018

Request for Addendum to Environment Impact Study information, Pilgrim's Rest Vacant Land Condominium Development

Submitted by Roslyn Moore, Research and Planning Coordinator, Environment Council for Clear, Ston(e)y and White Lakes

Focus of Request

We have conducted a review of all references as posted on the County of Peterborough website with respect to this proposal. Consultation was held with the author of the Environmental Impact Study with focus on the potential impacts to Hull Bay-South Bay Provincially Significant Wetland Complex and associated spawning habitat for Muskie and Walleye. (*see Fig. 1, MNR mapping of the PSW wetland complex*).

Discussion of these issues verified the need for additional assessment.

It was agreed that the Environment Council should request an addendum to the EIS to be provided by Oakridge Environmental Ltd.

Council Background

The Environment Council is a multi-stakeholder, not-for-profit environmental research, planning and conservation organization dedicated to protecting the health of our lakes and surrounding natural environment in the Kawarthas, on the Trent Severn Waterway System. The Council is comprised of six lake associations and municipal liaison representatives from four municipalities (including North Kawartha) having jurisdiction on the lakes. We have represented the environmental concerns of hundreds of property owners on these lakes for over 20 years with the continual technical support of many TSW Parks Canada, MNR, and MOE professionals. Our members include those with training and experience in applied biology, environmental planning, conservation and engineering.

The Council developed and is implementing a comprehensive Lake Plan (*A Delicate Balance, 2008*. Of note is the Oakridge Environmental Ltd. reference to our Lake Plan as a policy source). Our concerns are based on our Federally and Provincially funded wetland and Species at Risk research findings. We took responsibility for managing a wetland assessment process, including funding and hiring a professional biologist to conduct an Ontario Wetland Evaluation System (OWES) on Stony, Clear and White Lakes. Approximately 900 hectares of wetlands were evaluated, most of which were subsequently designated by MNR as Provincially Significant (2007-2011). Council has continually promoted and implemented years of shoreline conservation and stewardship projects.

We have also taken an active role in a regional multi-stakeholder, GIS mapping and conservation initiative, the *Kawarthas Naturally Connected Natural Heritage Strategy*, initiated and supported by the Ministry of Natural

Resources scientists and GIS specialists (2009-2012, development phase; 2012-ongoing, implementation phase).

Key issues of concern

1. The Hull Bay portion of the Hull Bay-South Bay Provincially Significant Wetland Complex lies adjacent to the Pilgrims Rest property shoreline and covers a large portion of the lake directly adjacent to the proposed development including the mouth of Jack's Creek which flows through the property and into the lake. Neither the Planning Justification Report nor the EIS reference the need or means for preventing or mitigating **impacts to the features and function of this lacustrine (lake aquatic) PSW complex**, which includes spawning habitat for Muskie and Walleye, other fisheries, and wildlife dependent on this ecological resource.

The primary impact to this area results from human (boat) traffic into and throughout this wetland habitat. Specifically, this proposal **includes water access to the development** with a boat launch and several boat slips. (Ecovue reports 24 slips, EIS reports 30 slips: Which is correct?) The lake is already heavily populated with watercraft; introducing more traffic to this vulnerable area of the lake is most difficult to justify. As it is currently proposed, the development has the potential to impact the water quality, wetlands, shoreline riparian zone and the fish and wildlife species that rely on this habitat for survival. Loss and degradation of wetlands, loss of biodiversity and poorer water quality, in turn, have potential consequences for human health and for the recreational, economic and educational benefits provided by our lakes.

2. The other specific concern resides in the EIS summary and recommendations for mitigation and monitoring of potential impacts to terrestrial wetlands and both shoreline and terrestrial habitat. **The recommendations are certainly specific and detailed: i.e. the specified human uses of this development concept must be offset by comprehensive protection, enforcement or monitoring measures as defined by the EIS.** Two issues here:

- a) These measures have not yet been articulated in any other proposal document with the associated **assurance of implementation and ongoing monitoring**, including **details as to the source of monitoring and enforcement**.
- b) More important, however, the EIS and Ecovue reports have not yet adequately reflected **current Provincial policies** coming to bear on impacts and associated protective regulations for natural heritage features in relation to this development proposal.

Additional, updated Provincial policies review and addendum are required.

Growth Plan 2017 and related policies

The Ecovue report references the **2017 Growth Plan, Places to Grow**, Sections 4.2.4 (1), p. 44 *Lands Adjacent to Key Hydrological Features and Key Natural Heritage Features* and Section 4.2.4 (5_), p. 45, 46 *Protecting What is Valuable*, which provides detail on preventing impacts to/protections for natural heritage features. However, the report fails to acknowledge the need to protect fish habitat and the Hull Bay PSW Complex in that context, asserting "several supporting reports" (not cited) have found that there will be no negative impacts on natural features or ecological functions resulting from the development.

Additionally, the Ecovue report does not provide/update the important additional **mapping context** of the **Natural Heritage System**; in fact, it goes so far as to exclude that element for consideration. This is an important gap in information as **the development is, indeed, located within the Natural Heritage System.** (see Fig.2 Hull Bay Natural Heritage mapping..MNR)

Accordingly, an updated assessment should reflect the Growth Plan conditions in 4.2.4(1) and 4.2.4(5) including the **demonstration that there will be no negative impacts to the PSW Complex, fisheries habitat, and overall to the natural heritage system's form and function; it would be important to address the comparison between legislated setback mitigation measures and proposed vegetated protection zone in meeting the "no negative impacts" criteria.**

Additionally, **Species at Risk, Endangered and Threatened species' core and corridor habitat requirements** are provided via the **Growth Plan mapping and reference, the MNR The Natural Heritage Reference Manual (MNR, 2005, 2010).** The manual describes the importance of preservation of Cores – "areas of connectivity which are the building blocks of a natural heritage system: a collection of significant environmental features capable of providing and sustaining ecological functions and significant habitat." The Manual presents clear guidelines for application of the **Provincial Policy Statement** by protecting Cores, preventing fragmentation of the landscape and thereby protecting biodiversity. The EIS addendum should also address this aspect of the policy as it pertains to the **property's connectivity to the Petroglyphs Park as part of this Natural Heritage System.**

Provincial Policy Statement: Issues of significance

Section 2, Water, of the Provincial Policy Statement speaks to the planning authority's responsibility to "protect, improve or restore the quality and quantity of water resources: *Section 2.2 Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features, sensitive ground water features, and their hydrologic functions.*"

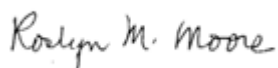
In addition to protecting the PSW Complex, attention is required to protect, improve or restore Jack's Creek as well as the connected terrestrial unevaluated wetlands as **key hydrological watershed features**, providing a source of water and water filtration to the lake, as well as important habitat for fisheries and other wildlife. These additional features and specific PPS requirements or development restrictions require additional assessment. As Jack's Creek is hydrologically connected to the PSW it may require an additional OWES evaluation via Oakridge Environmental Ltd.

Local Relevant Precedent

We would like to add a reference here to a recent OMB decision in 2017 (PL 150313) to prohibit a condominium development on the Fraser (Burleigh Bay) property on Stony Lake based on the need to protect the PSW lacustrine (lake aquatic) and terrestrial complexes and associated habitat for wildlife.

In summary, we appreciate the opportunity to provide this request for an addendum to the Oakridge Environmental Ltd. Environmental Impact Study.

Respectfully submitted



Roslyn Moore, Research and Planning Coordinator
Email "roslyn.moore@rogers.com"



Robert Little, Chair

Please see Attachments and Copies listed on P. 4

Attachments contained in separate email: Fig. 1, PSW Mapping
Fig.2, Natural Heritage System mapping

Copies: Caitlin Robinson, Planner, County of Peterborough
Upper Stoney Lake Association c/o Elizabeth Hyde
Association of Stony Lake Cottagers c/o John Huycke
North Shore Stoney Lake Land Group

From: [Boymarc](#)
To: [Robinson, Caitlin](#)
Subject: Re file number 15CD-18002 and number 15OP-18002 Pilgrim's Rest
Date: April 6, 2018 10:35:31 PM

Dear Ms Robinson

As a neighbour and resident in the immediate neighbourhood to Pilgrim's Rest, I wish to be notified of all public meetings and any information regarding the Pilgram Rest Development by Royal Homes.
I would like to submit my objection to this development.

Please inform me when meetings will be held re the application.

Tiana

Tiana Koffler Boyman
M. 1.416.540.8300



April 8, 2018

Caitlin Robinson, Planner, County of Peterborough

Re: Request for Addendum to Environment Impact Study Information, Pilgrim's Rest
Vacant Land Condominium Development

Dear Ms Robinson,

We are writing on behalf of the Association of Stoney Lake Cottagers (ASLC) about the proposed development on Upper Stoney Lake to develop the existing Pilgrims Rest Campground into 30 Condominium units.

The ASLC is a group of seasonal and permanent residents who seek to advance the recreational, environmental and other shared interests of the Stoney Lake community. The Mission Statement of the ASLC includes a commitment to provide programs for our members that can be offered safely, now and in perpetuity. Many of these are water-based (including swimming and paddling lessons, as well as key community events such as the Mile Swim and the ASLC Regatta) and are completely dependent on sustainable water quality.

The ASLC has several concerns about the proposed development including;

- Negative impact on the Hull Bay – South Bay Provincially Significant Wetland (PSW) Complex which lies adjacent to the Pilgrim's Rest property shoreline and covers a large portion of the lake directly adjacent to the proposed development.
- Negative impact of significant increase in boat traffic: To access the proposed development, boat traffic would have to pass through the wetland. Given that the lake is already heavily populated with boat traffic, introducing more traffic into a vulnerable PSW complex is difficult to justify.

- Negative Impact on lake water quality: Proposed development would damage the several wetlands found within and near the proposed development (PSW and others). These wetlands are an essential filter, providing an important source of clean water flowing into Upper Stoney Lake from Jack Creek.

We therefore have an obligation to seek assurance that this proposed development will not negatively impact water quality of our Lake, or, by extension, our programs and events.

As such, the ALSC strongly supports the April 2, 2018 'Request for Addendum to Environment Impact Study Information, Pilgrim's Rest Vacant Land Condominium Development, as Submitted by Roslyn Moore, Planning and Research Coordinator, Environment Council for Clear, Ston(e)y and White Lakes. We request that the long term consequences of this development on our environment and larger community be fully and carefully considered.

Sincerely,

John Huycke
Environment Director
Association of Stoney Lake Cottagers
john.huycke@comcast.net

Peter Watson
President
Association of Stoney Lake Cottagers
peter.watson@hotmail.ca

cc.

Roslyn Moore, Planning and Research Coordinator, Environment Council for Clear, Ston(e)y and White Lakes
Email: roslyn.moore@rogers.com

Elizabeth Hyde, Upper Stoney Lake Association
Email: elizabethhyde@gmail.com

April 19, 2018

ATTN: Caitlin Robinson – Peterborough County, Junior Planner – North Kawartha

RE: PILGRIMS REST DEVELOPMENT – FILE # ZA-09-18

As part of our due diligence we would like further details on the following areas of concern.

What will be specified in the Condo Bylaws / Documents pertaining to:

- PETS – number, size, on leash etc.

- Storage of vehicle – i.e. RV's

- Landscaping Maint. Etc.

- Noise controls

- Allowable Construction hours

- Maximum Boat size for Docks

- Rental restrictions for Residential Units and Docks

- Use of Fire Pits

- Will Jetski / PWC be allowed

- Will Docks be owned by specific unit owners or by the Condo Corporation

Fire Route 24

- Who will maintain Fire Route 24

- Who will be responsible for snow ploughing

What is the maximum building height allowed

What is the maximum unit size per lot (sq. ft.)

What will be the minimum set back from Fire Route 24 for All Buildings

What street lighting will be required and is planned

Sincerely,

Gary Leng – 56 Fire Route 24 , North Kawartha K0L 2H0 , 705 775 3235

From: chris@stormontrealty.com
To: [Robinson, Caitlin](#)
Subject: pilgrims rest planning application
Date: May 24, 2018 3:57:00 PM

Good morning Caitlin,

Just a brief note to thank you for your time on the phone last Thursday and for your time to discuss the circumstances around this application.

As discussed, I would very much appreciate to be included in the communication of any developments that you are able to communicate to me.

As I had mentioned, there were a couple of issues that didn't quite make sense, some of which are the timing with the reports and results being somewhat "mature" dating back to 2013/14 and the actual Narratives written 2016/17 combined with misleading statements such as "park closed in 2016." ?

I'm not confident there is a viable development option as proposed (only an opinion). With the time and expense incurred to serve and then service each lot with septic and well; road construction, grading and drainage etc.. Also, considering inadequate water supply requiring additional "storage" (cisterns) for most lots (Hydrological Reports) and requiring condo expense and fees on top of the purchase. Lots not having individual riparian benefits I think may be quite difficult to sell at a price breakpoint to make it possible for the development to proceed? (Owner has an 8 acre parcel recently severed abutting the property and backing onto the same creek. Has been for sale at \$165K for over a year and no success)

It would be a shame to see this beautiful park get mothballed and sit as a white elephant for years and years, similar to the fate of Burleigh Bay.

Again, I appreciate any ongoing information and insight you may be able to provide.

Regards,

Chris Robertshaw
416-254-4217

From: [Gary Leng](#)
To: [Robinson, Caitlin](#)
Cc: [Matt Murray](#); [Chris Jones](#)
Subject: RE: Pilgrims Rest Development - file ZA-09-18
Date: June 24, 2018 10:31:36 AM

Hello Caitlin,

I am writing as a follow-up to concerns over the proposed development and rezoning of Pilgrim's Rest.

On this past Friday my Wife and I attended a information session put on by the developer's representatives held at the community center on Northey's Bay road north Kawartha.

As a result we have even greater concern over this planned development. Specifically :

1. Traffic patterns and flows in the report/study conducted and filed do not take into account :
 - a. Public or friends of owners using the IN/OUT Ramp
 - b. Possible Public Rental by Owners of the 24 Docks/Moorings
 - c. Rental of Residences
 - d. Owners using the properties year round
2. The well studies do not exclude impacting of existing nearby owners well flows – especially given the 30 unit plan, flows vary year round and can not only be assessed at time of drilling.
3. Septic plans and abilities given the various lot elevation variances may require in fill and given home sizes are not defined increased run off onto our property is a large concern
4. With 30 properties – storm water run off onto our property is a major concern when you review the existing grade and water flow
5. Fire Route 24 was an exclusive right of way to existing home owners on it – that road was put in and paid for by the home owners and is maintained by the existing home owners. We are against adding access to homes on it.
6. The developer currently does not have a definition of seasonal ownership or seasonal use
7. There are no current Condo Draft Rules and regulations restricting or defining items such as but not limited to :
 - a. Pets
 - b. Rentals
 - c. RV storage
 - d. Use of IN/Out Slip
 - e. Rental and use of Docks/Moorings
 - f. Maximum Boat size allowable
 - g. Fire Route 24 Year round Maint.
 - h. Allowable hours for Construction
 - i. Noise limitation's
 - j. Open Fires
 - k. Guest Parking
 - l. Maximum vehicles per household
8. As no Building envelope currently exists , there are no details available as to price point of

units, sq., footage, single or two story , style , height limitations, target age of owners – and many other factors which can impact the acceptability of a development.

9. The size of the planned development will have material effect on the movement and availability of wildlife in the area and along the shoreline.

I would ask that these objections to the development be recorded and that it be noted we are Objecting to a plan for 30 homes in this area. It is not consistent with the existing homes/lots and will reduce property values and enjoyment for everyone.

Sincerely,

Gary Leng
56 Fire Route 24
North Kawartha

Sent from [Mail](#) for Windows 10