



LAKE WASEOSA RATEPAYERS' ASSOCIATION

www.lwra.net

c / o 21 COTTAGE LANE, RR # 3
HUNTSVILLE, ONTARIO
CANADA
P1H 2J4

September 20, 2010

Katie Newman,
Town of Huntsville, Planning Dept.
37 Main St. East,
Huntsville, Ontario
P1H 1A1

Re: Z/29/2010/HTE, B/38/2010/HTE (Reynolds)

Dear Katie:

We are in receipt of the Notice of Application in this matter. After careful review, we note the following:

1. Palette Lake has a calculated threshold of 5.22 µg/L according to the Lake System Health Program. While the District of Muskoka normally waits for a 10 year average before determining a lake is Over Threshold, the M.O.E. Lake Partner Program reveals that the minimum 7 year average was 11.0 µg/L -- more than twice the threshold value for that lake. Note that an OT condition automatically triggers a Holding provision.
2. Palette Lake is the most over-developed lake in all of Huntsville, with a surface area of only 0.31ha per developed property.
3. In view of the above, and after extensive consultation between the LWRA, the Town of Huntsville and area landowners, the zoning classification for all properties fronting Palette Lake is SR5. This measure was taken to minimize the impact of further development on water quality through minimum set-backs and frontages. This is consistent with the requirements of the Lake Plan and the Official Plan. This application contains no evidence that reducing those requirements is warranted.
4. Current Provincial policy requires the protection of wetlands such as the "bog" noted on the sketch of the site. This application does not contain any Environmental Impact statement that could justify such a dramatic reduction of setback.

We do not see any justification for the changes that are proposed. It is inconsistent with the new Unity Plan's #1 goal. It is counter to the Lake Plan and counter to the Official Plan. In short, it is bad planning. Therefore, the LWRA opposes this application and request there be a full public meeting on this where we intend to appear to expand on these and other points.

Sincerely,

Dwayne Verhey

Dwayne Verhey, Secretary, LWRA
secretary@lwra.net
788-3693 (Home)