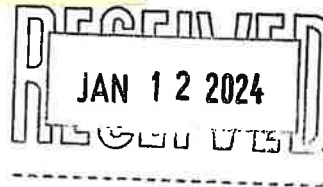


Appendix "A"
57 Pages

Jane Palmer,
153 Lois Lane / Monument Rd.,
Mindemoya, Ontario
POB 1S0.



Manitoulin Planning Board,
40 Water St, Unit 1
PO.Box 240.Gore Bay ,POP 1H0.
Attn. Theresa Carlisle Secretary Treasurer
RE: SUB 2023 - 001.

As a resident of Central Manitoulin Island, I am not in favour of this present proposal and the magnitude of this subdivision.

The following is very fundamental and ought to be considered along with the complexity Of political and developer's ideas towards the subdivision. Other residents have already adequately stated their views.

CONCERNS:~

WATER ~The quality of the lake water will affect ALL the residents around the LAKE!

- sewage debris
- underground water for well water (drinking water)
- the number of boats for recreational activity
- fishing, the depletion of stock
- the health of the water.

NATURAL HABITAT:

- The removal of trees due to construction.
- The animals and birds who roam and nest there.
- The rearranging of the trails that exist at present.

POLLUTION and EMISSIONS ~

- The fumes from the trucks as in emmissions .& Folks breathing the air!
- The dust from the overuse of the road by the trucks and the constant use of the ONE road -Tracy Rd. (in summer the trees are coated white with the dust.)
- The constant traffic that will cut up the existing gravel of Tracy Rd.

PEOPLE POPULATION ~

- IF all 39 lots were purchased and occupied by 4 people in each lot . Add the number of visiting friends, their pets plus the use of the water for each lot...at the peak of summer..

Just THINK of the total NUMBER of the PEOPLE using the lake and water.

THINK!... EXPLOSION & EXPLOITATION. !

WHY not reconsider fewer and larger lots for 4 seasons it would be a more stable situation for the land and maybe for the tax dollars!

Jane Palmer ... January 7th, 2024 ~~palmerjaneann@gmail.com~~

Cc.- Central Manitoulin Municipal Township
Mayor and Council.

A handwritten signature in cursive that reads "Jane Palmer".

please do not put this letter on the web.

Thankyou. Please ..
please inform me as to the decision made. Thx. Jane

165 McNaughton St.
Sudbury, Ontario
P3E 1V4

RECEIVED
JAN 12 2024

2.

11 January 2024

Manitoulin Planning Board
40 Water Street
Unit 1, P.O. Box 240
Gore Bay Ontario
POP 1H0

Re: Application for a Plan of Subdivision; File # SUB 2023-001

Dear Sirs:

We own a seasonal property on Hares Lane directly across the Lake from the proposed development off Tracy Road. We support the growing number of comments opposing this proposal and would like to emphasise the following:

The timing of these two meetings less than two weeks apart and in the middle of January, a month when all of our seasonal residents are off the Island, gives the appearance of an effort to bypass the concerns of seasonal residents.

A 2021 report by the Ministry of Natural Resources indicated that "Lake Mindemoya is fundamentally a different ecosystem than it was 20 years ago" and that walleye population dynamics have been "irreversibly" altered in the Lake. The Lake Mindemoya Stewardship Association has conducted extensive water quality testing on our Lake. For an up-to-date review of that information I would suggest that you contact the Association's Chair Stan Drystek.

There is overwhelming evidence that mature trees, including their extensive root systems, are the best insurance against the degeneration of lake water that inevitably comes with human development around our inland lakes.

Individual property owners do not own the 20 meter area up from the high water mark on Lake Mindemoya. Rather the Municipality of Central Manitoulin owns this 20 meter area between the proposed development and our Lake.

Unfortunately, there is a long sad history of our Municipality's inability to prevent the indiscriminate cutting of trees, invariably by the adjoining land owner, within that 20 meter area.

Given that history it is fair to speculate that significant tree cutting within that 20 meter zone will occur if this development is approved.

We would like to be advised in writing of any decisions that are made in this regard.

Thank you.

Dan and Millie Colton

Subject: Concerns and Request for Adequate Time Regarding Proposed Development at 18 Tracy Road
January, 10, 2024

Willard and Camilla Yahnke, 54 Cognac Crt., Sudbury, ON, P3E 6L4, ~~willard@yahnke.com, 705-522-6079~~

Dear Manitoulin Planning Board,

I am writing to express my concerns regarding the proposed development at 18 Tracy Road on Lake Mindemoya. While acknowledging the need for housing in the area, it is crucial that careful planning takes precedence, seasonal housing does not help the housing situation for people moving to the Island.

Firstly, the short notice provided for the upcoming planning meeting on January 30th is a matter of concern. Having received the letter on January 7th, the end of January poses challenges for seasonal residents, making attendance difficult. Considering the significance of the proposed development, I urge you to schedule another planning meeting at a later date to accommodate residents who are unable to attend on January 30th.

As seasonal residents within 120 meters of the proposed development for past forty-five years, we have many concerns about this proposed development. The current timing and location make it impractical for us to attend. Holding a meeting during winter with challenging driving conditions from Sudbury to Gore Bay at 7:30 pm makes it difficult.

In addition to the scheduling issues, I would like to emphasize the importance of sustainable development, proper land planning, and adherence to environmental regulations. The proposed 39-lot development appears to be excessive for a lake already experiencing environmental strain.

Overdevelopment can lead to increased runoff of pollutants, harmful algal blooms, and habitat destruction, posing severe consequences for the lake's health.

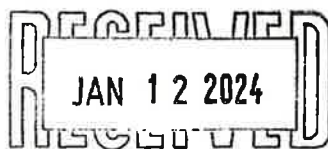
Furthermore, I question whether the planning for seasonal properties includes sufficient infrastructure considerations. In the case of the Dearfoot subdivision, Andy Nagy had to ensure the road met certain standards, including a hard surface, at his expense. Additionally, contributing a lot to the township was a requirement. Such careful planning and investment are crucial to ensure responsible development.

In conclusion, I strongly recommend providing residents and the planning committee with adequate time to thoroughly examine all aspects of a development of this magnitude. Balancing the needs of development with environmental preservation is essential for the long-term well-being of the people who live on Manitoulin Island.

Thank you for your attention to these concerns, and I hope for a collaborative effort in addressing them.

Sincerely,

Willard and Camilla Yahnke

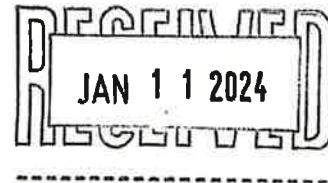


Glenna Treasure
70 Deer Foot Trail
Spring Bay, Ontario
POP 2B0

January 3, 2024

4.

Manitoulin Planning Board
40 Water Street
Gore Bay, Ontario
POP1H0
Re: SUB2023-001



To whom it may concern:

I am writing this letter voicing my opposition to the proposed subdivision north of Tracy Rd near Deer Foot Trail. It is my understanding that there are 39 lots to be developed along the shore on Lake Mindemoya. My initial concern is that we weren't given notification of the development or the meeting to be held on Jan 30/24. I was made aware of this development and meeting by a neighbour. Even the time line that was given to those that were sent a letter, wasn't allowed adequate time to prepare for the meeting.

We have been trying for sometime to have Tracy Rd improved, some improvements have been made but is still an on going project as we are yet to see how the road fairs through to spring. I can only imagine the damage that will be done with heavy trucks during construction and the amount of vehicles that will be acquired from the development. With the size of this subdivision not everyone will build immediately. The wear and tear on the roads and the noise of building construction could go on for years. Also will trailers be allowed to be put on these properties, creating another issue.

What would be disappointing is the welfare of the lake if its not made a priority in the final decision. Mindemoya in a small lake and is already over developed. There is now evidence of blue green algae, with the destruction of the natural landscape and the use of fertilizers it will only get worse. Along with additional boat traffic, ice fishing etc, it will not only effect the health of the lake but disrupt the lives of the residence already living here.

Another factor that will affect the community is the strain on our health care system that is already in peril. It is nearly impossible to get a doctors appointment with your GP, so that means going to emergency to get care. Adding to a patient list without getting additional doctors to locate to the island is a recipe for disaster.

I am not saying the development should be stopped completely but scaling down the size of the development would be something to consider. Large estate lots might be the answer not 39, that would over populate such a beautiful area.

We moved to Manitoulin 13 years ago for a lifestyle we love and, I hate the thought of it being jeopardized because of a lake of investigation and the greed of tax dollars. I would like to kept inform on any further developments on the issues. The lack of transparency so far is unacceptable.

Glenna Treasure
CC: Central Manitoulin Mayor and Council, residents of Lake Mindemoya

5.

January 3, 2024

TO: Manitoulin Planning Board

Re: public meeting Jan 30 at 7pm.

We would like to attend the Jan 30 meeting regarding
The planned subdivision at #18 Tracy Road, Central Man.

We wish to be notified of the decision of the Manitoulin
Planning Board in respect of this proposed plan of subdivision,

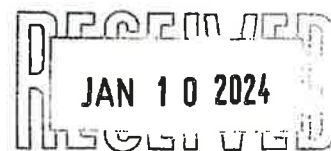
File No SUB 2023-01

Thank you, Mary + Tom Scott

85 Tracy Rd

Spring Bay, ON

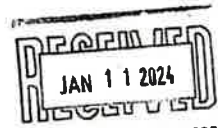
POP2B0



Via Mail

January 9, 2024

Re: SUB 2023-01
Split Crow Partners Ltd c/o Lee Kieswetter
39 Lot Development Mindemoya Lake



Dear Members of Council and Planning Board Members

As you all are aware of the proposed subdivision development as mention above, I have the following response:

1. First of all no one is apposed to economic development, I for one agree. But any development should fit the criteria of the authorities, the public which Council represents needs to take the lead and do a proper analysis to see if it fits the municipalities needs for now and in the future and keep the public informed with the whole process. The analysis should be conducted independently, and report on existing density, existing lot availability, all Ministry requirements be it environmental, fisheries and review and recommend were development should take, etc.

2. Notification by the planning board and Central Council was extremely poor IE: planning board missed some residents from there 120 m notification zone and Central notification was non existent.
- for a project of this size planning should have notified all persons on the lake not just the minimum distance that is required under normal circumstances. No planning board postings are evident in front of the property in question.

- Central should have advised all residents, be it by newsletter via the tax roll addresses and news paper adds.

In both cases transparency by all is extremely poor.

- why is this project looking for approvals when a large percentage of people are gone, makes me wonder was it a planned process to remove a lot of objections. Transparency again an issue, Central should have recognized this and had the process delayed until summer.

3. Once the property sold to the existing Group, and rumours and statements from the owner circulated I spoke to the Municipality.

Statement was made its zoned Agricultural and one home is allowed and the farm house is it. I understand the Robertson family also inquired about development and they were rejected by the Ministry, the same rules should apply to the new owner.

The new owner now has 39 lots proposed so how did all the rules disappear, clearly Central Manitoulin has dollar signs in mind, but how did the changes come about.

The agricultural zoning map I saw at the Planning office doesn't represent the existing agricultural use, how did that get modified?

4. The M'Chigeeng First Nation didn't receive notice, nor did the Lake Mindemoya Stewardship group.

5. Central Manitoulin cannot continue to allow new development on lake Mindemoya other than on existing lots, until an analysis is done as far as quality of water and the determination of the limit capacity for development.

6. Allowing this development will set the benchmark for further agricultural and rural lands surrounding the lake.

7. The existing lake development is at capacity and until a comprehensive study is done by all authorities no new development should be entertained. The study should also include the affect on the salmon and trout spawning area of the outlet of Lake Mindemoya to the outlet at Providence Bay, the levels of contamination is large and consequently will affect the spawning .

8. Central Manitoulin must development a master plan for development in the Mindemoya area that would designate areas that are suitable for all types of uses including lake front residential, commercial and urban residential. Without a plan there is no sense to a knee jerk response to development that will come to haunt everyone in the future. Once the lake goes bad demand and property values will go down and so will taxes.

9. The extra traffic, will add to the maintenance effort of the municipality and the affect it will have to the public.

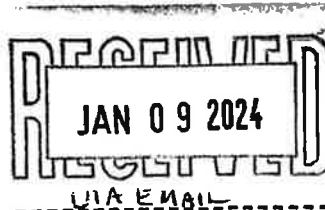
10. The proposal will not build out over night and according to Central Manitoulin bylaw will allow for trailers on the lots. These trailers my be there indefinitely, that would be deflate values of the existing neighbourhood, all for the sake of profits to a developer.

11. In summary, I ask that Central Manitoulin and the Planning Board put this development on hold until all issues are addressed.

I would like to be advised of the outcome of submission SUB 2023-01

Thank You
Ken Rautiainen
70 Deer Foot Trail
kenr@centralmanitoulin.com

7.



This is an enquiry email via <http://www.manitoulinplanning.ca/>
Wayne campbell <~~wayne@campbell143@hotmail.com~~>

To WHOM IT MAY CONCERN :

My name is Wayne Campbell 141 Tracy rd. p0p2b0 Spring Bay

I have lived on Tracy rd. for 10 years and am the first home c
subdivision

I am not in favor of this new subdivision proposal

The traffic on this road has increased already through the y
As a fisherman the water levels dropped of fishing quality a
and notice last few years a film or scum on surface not sur
land on these 2 lots 7&8 is excellent farm land and is being u
and present years

for hay and crops harvesting would not like to see this chan
The subdivision would put more pressure on the lake water q
This is a beautiful part of the Lake Mindemoya Would be a s
disrupted (cottages and homes .)

There is a lot of wild life in this section of proposal DEER
increasing seem every year as this too puts pressure on the la

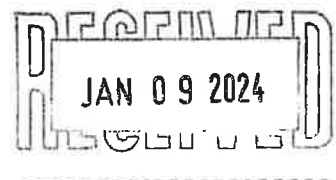
I Hope this letter will be of some help for lake mindemoya
keep

it Beautiful for years to come ..

I would like to be notified of the final decision on this prop

E-MAIL: ~~wayne@campbell143@hotmail.com~~

8.



Lynda Peever
172 Deer Foot Trail,
Spring Bay, Ontario
POP 2B0705-282-7218
~~lynda.peever@gmail.com~~

Manitoulin Planning Board
40 Water St.
Gore Bay, Ontario
POP 1H0
Re: SUB2023-01

To whom it may concern:

I am writing this letter to voice my serious concern for the environmental impact, this proposed subdivision could put on Lake Mindemoya. I am opposed to this. I live at 172 Deer Foot Trail on the west shore of Lake Mindemoya just south of subdivision. I own a lot on the south side of Tracy Road, directly across the road from the purposed subdivision.

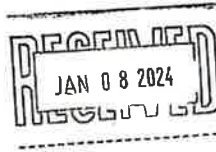
I am a member of the Lake Mindemoya Stewardship Association, so I have been highly concerned about the bacteria in the lake. My grandchildren swim at the swimming area beside Stanley Park and at my home.

The Manitoulin Health Centre is already overwhelmed and will be even more so.

This is my written request to attend the Planning Board meeting in Gore Bay, on January 30, 2024. I wish to be notified of the decision of the Manitoulin Planning Board, for the purposed subdivision File No. SUB2023-01.

Lynda Peever
CC: Central Manitoulin Mayor and Council, residents of Lake Mindemoya

From: Cecilia Racine
455 Claridge Rd. Unit 2
Burlington Ont.
L7N2S1



9.

To Manitoulin Planning Board
40 Water Street
Unit 1, PO Box 240
Gore Bay, Ont. P0P 1H0

RE: File # SUB2023-001

Attention: Theresa Carlisle
Secretary Treasurer
mpbcarlisle@bellnet.ca

Dear Members of the Manitoulin Planning Board,

I am a property owner at 31 Monkhouse Rd, Lake Mindemoya, for 21 years.

I am writing to register my objections to the Proposed Property Development on the North West Side of Lake Mindemoya: the Proposed Plan of Subdivision, described as Lots 7 & 8, Concession IV, excepting Part 1, Plan 31R-2831, located at #18 Tracy Road, Township of Camarvon, Municipality of Central Manitoulin, District of Manitoulin; 39 lots.

1. The Notification of this Development was not broad enough! All Lake Property owners should have also been notified, including M'Chigeeng Chiefs and First Nations, as the Development impacts the whole of Lake Mindemoya.
2. The timing of the application and notice to the public, seems to have been planned for the limited population on the Island at this time of year, and also at a time when people may have been away over the Holiday Period. As well, the limited time between the notice and time to comment was too short for property owners to register comments and this is very concerning and really short sighted!
3. The agricultural zoning on the records does not indicate the full extent of the farm land that can be used. If the Development was expanded it would encroach onto the farm land.
4. This is a large density of Development in close proximity to Stanley Park Camp Ground which already has a very high density of Seasonal Residents.
5. The Property Development Map indicates property lines to the shoreline when the Municipality owns the first 66' foot Marine Allowance of Lake front. The Developer does not own this land! Will this Municipal By Law be enforced and observed? Will the Municipality have sufficient Property Tax Inspectors to oversee the construction sites? Or will the possibility of increased Property Tax Revenue be of more importance to the Municipality so that it will once again be a case of "what we don't see we don't know"?
6. An Environmental Assessment must be completed on this proposed Property Development with regards to the carrying capacity of the Lake and the prevention of more septic bed seepage into the Lake. My grandchildren, my family, and I swim and fish regularly during the Summer Season. Will we be subjected to even more bacterial pollution in the Lake waters? Lake Mindemoya was always widely known for its pristine clear waters. How will we maintain this beautiful Eco System?
7. An Assurance of the Preservation of Natural Vegetation must be included in the Development Plan. Will all trees that are removed from the lands be replaced in order to replace the habitats of animals and birds that are Native Species to the area; eg Bald Eagles, Owls, Peregrine Falcons, the many Small Song Birds who's populations are already diminishing due to the changing climate etc.. I kayak that shoreline on a regular basis during the Spring, Summer and Fall and have seen all of these animals.
8. There must be an assurance of some form of contained sewage system in place rather than septic systems with field beds. Water testing results in this area of Lake Mindemoya already indicate the presence of bacteria in the Lake.

I am asking that all of these concerns be addressed before any decision is made to approve this Property Development.

I would also like to be notified of any decisions that are made regarding this File.

Yours Truly,

Cecilia Racine,



Delete Move to Create Other Block : f f
Folder Rule Actions Sender
Actions
Junk Email B
Categorize Follow Mark as
Up Unread
Select
Send to
OneNote
Outlook

From: Jan 7 2024
Size: 4 KB

Message | Jan 7 2024 Letter.docx (4 KB)

Dear Members of the Manitoulin Planning Board,

I am writing to register my objections to the Proposed Plan of Subdivision is described as Lots 7 & 8, Concession IV, excepting Part 1, Plan 31R-2831, located at #18 Tracy Road, Township of Camarvin, Municipality of Central Manitoulin, District of Manitoulin of 39 lots. I was recently informed of this development by a neighbour who received notification from the planning board.

1. The notification of this development was not broad enough! W/Chigeeng Chief and band, all residents of Lake Mindemoya, and Deer Foot Subdivision should have been notified.
2. The timing of the application and notice to the public, seems to be planned for a limited population due to the Holiday Period and that Summer Seasonal Residents are at their Primary Residence. The time of notification and the time to prepare and comment on the application is extremely limited. The lack of transparency about this development is upsetting.
3. The Assurance of the Preservation of Natural Vegetation must be included in the Development Plan. The developer will be cutting down many trees to make lots to build on, will they also be planting trees to replace the ones they cut? As another neighbour pointed out, the nearby extinct Bald Eagles have been nesting along this shoreline in recent years and cutting trees right down to the lakefront will destroy their habitat.
4. What does it mean in the planning boards letter that the development will be for seasonal residential uses? Is this going to be a proper subdivision like Deer Foot Subdivision that has Subdivision standards that have to be followed?
5. An Environmental Assessment must be completed on this proposed Plan of Subdivision with regards to the carrying capacity of the Lake AND the seepage of the septic beds into the Lake. Any buildings will need to follow regulations for being the correct distance from the water. My daughters swimming lessons have had to be moved due to blue green algae. Swimming lessons are safety prevention on Manitoulin due to all the lakes. Not only this, but, what will people do for summer activities if the lake is polluted even more? The lake is a draw for the beauty and enjoyment of this area. Plus with 39 proposed lots this will lower the water level even more.
6. There must be Assurance of some form of Contained Sewage System.

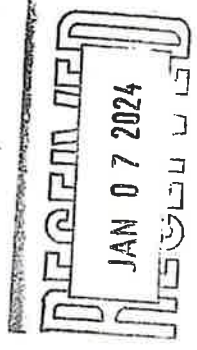
7. Adding 39 lots/households to the area will overload an already peril health system. The emergency rooms are already being run like a clinics because to make an appointment with your a health practitioner you are waiting for 2 months.

Municipality of Central Manitoulin and all other communities do need additional housing, I do not dispute this. My disagreement is that lake front properties are generally not for low income or families which is where our housing needs are.

I am asking that all of these concerns be addressed before any decision is made to approve this plan of subdivision.

I would also like to be notified of ALL decisions with regards to SUB2023-001.

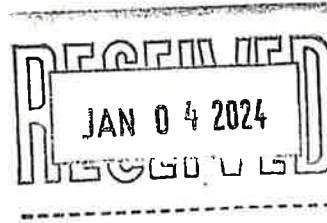
Brenda Kankaapaa
cc: Central Manitoulin Mayor and Council, residents of Lake Mindemoya



10.

January 4, 2024

Gerry and Shelly Long
72 Deer Foot Trail
Spring Bay, ON
POP 2B0
705-923-7020
[REDACTED]



Manitoulin Planning Board
40 Water Street
Gore Bay, ON
POP 1H0
Re: SUB2023-001

To whom it may concern:

We are writing to express our strong opposition to the proposed 39 lot development off of Tracy Road North of Deer Foot Trail on Lake Mindemoya. We were recently informed of this development by a neighbour who received a letter from the planning board.

We believe this proposed development is too large for our area and that it will have a detrimental impact on our community. The increase in population will put a strain on the infrastructure in this area, leading to noise and increased traffic congestion on already failing roads, extra marine traffic on our lake next to an already busy park and on our public services. Recently there was talk of shutting down our emergency department in Mindemoya. This will add strain to an already struggling health care system.

Additionally, the construction of this project will result in significant environmental damage, destroying natural habitats and putting wildlife at risk. The bald eagles have been nesting along that shoreline for the past few years and we have seen evidence of reproduction on this once extinct species. The construction of this project will drastically alter the aesthetics of this area, replacing the existing greenery and open spaces for wildlife with noise from construction for years to come.

We are deeply concerned about the impact this development will have on Lake Mindemoya. There is already evidence of blue green algae on Lake Mindemoya and adding 39 dwellings and the destruction of the natural shoreline will only add to this existing problem. We are concerned that the addition of 39 residential lots is just the beginning. The property has acres of land behind the proposed 39 lots and we feel it's only a matter of time before this property is also developed. What will this huge development do to the water quality of Lake Mindemoya? Have there been any studies done to show that this development will not affect our existing water table and lake?

We built our home here 23 years ago and permanently retired here 10 years ago to live in this rural peaceful setting with the ability to walk, bike, kayak in peace and tranquility without the busy hustle and bustle of city life. The thought of this little piece of paradise being destroyed and a small city being built next to us for the sake of greed and tax dollars is disheartening.

Should this development proceed and it appears it's already been rubber stamped, we propose estate lots, reducing the number of lots and therefore reducing some of the strain this will have on our infrastructure. We would like to know what restrictions will be in place for this new development.

We strongly urge you to reconsider this proposed residential development. This type of development is simply not the right fit for our neighborhood. We would like to be kept informed of any future developments on this issue since the lack of transparency so far has been nil.

Gerry and Shelly Long
CC: Central Manitoulin Mayor and Council, residents of Lake Mindemoya

Theresa Carlisle

From: Theresa Carlisle [mpbcarlisle@bellnet.ca]
Sent: January 3, 2024 12:25 PM
To: 'Curt Beggs'
Subject: RE: SUB 2023-001 - Attendance Jan 30 2024

12.

Good Morning Mr. Beggs,

I will add you to the Planning Board Meeting Agenda for Tuesday, January 30th, 2024.
If I could request a written submission of your concerns, in advance of the Meeting, this would be appreciated.
Thank you.

From: Curt Beggs [REDACTED]
Sent: January 1, 2024 7:37 PM
To: mpbcarlisle@bellnet.ca
Subject: SUB 2023-001 - Attendance Jan 30 2024

Hello Theresa,

I would like to inform you of my interest in attending the meeting for the above noted project. I would like to request 10 mins on the agenda to express some concerns.

Thank you.

Curt Beggs BHons. Law
[REDACTED]

1.

Maja Mielonen

Mindemoya resident, depending on Lake Mindemoya's drinking water.

13 January 2024

Re: Economic Development, Plan of Subdivision request on Mindemoya Lake Nr; SUB2013-001 Lots 7&8 Conc.IV excepting Part 1, Plan 31R-2831

Dear Manitoulin Planning Board and Central Manitoulin Mayor and Council,

We can all agree that development is a good thing for any community. Economic development I believe is best looked at through a circular, communal long term development lens.

Circular lens meaning, does this development serve, enrich and keep safe, not only the development in question, but the community as a whole, and the environment found around it. Does this development fit into an established, communal, long term vision and goal? I believe Central Manitoulin currently does not have a long term plan or a community vision in place yet.

I urge the Manitoulin Planning Board and Central Manitoulin and to look at the following questions with this circular lens. Ensuring that any development will keep the health of our water, air, aquatic life, vegetation, shore line integrity, and community as a whole safe and healthy.

Please ask yourselves,

- How can we best protect this body of water? Lake Mindemoya is our drinking water and increases all our quality of life greatly with swimming, all sorts of waters sports, as well as fishing.
- Have we extended the courtesy of seeking approval in principal with M'Chigeeng First Nation and Billings Township so we can collectively attempt to maintain the health of our shared Lake Mindemoya water.
- We know from water tests results shared by the Lake Mindemoya Stewardship Association that field bed runoff and other contaminations flowing into Lake Mindemoya threaten our water quality.
- Will our decision take into consideration the conservation regulations of the Ministry of Natural Resources and Forestry that are applicable in this case?
- May it be wise to contemplate building a waste water treatment plant? Not just for this subdivision, but for any significant size new development on Manitoulin? Let us remember Mindemoya's own history of field beds contaminating town wells.
- Should we perhaps aim to service the whole west side of Lake Mindemoya with reliable water and sewer by including Stanley Park, Deerfoot trail and this new planned subdivision?
*(1)The exp. doc recommends individual systems even though P. 3, 7.1 explains that they are vulnerable for multiple reasons, one being SEPTIV FIELD DISCHARGES.
- Can we ask our self's, since this doc. clearly talks about septic bed discharges that will flow downhill into nearby anything, why we still allow septic field beds? Especially on Alvar limestone shore allowance properties. exp. doc. P.4,7.1. reports that samples

1.

taken in (8) locations the current water quality samples showed exceedances for e-Coli and total Coliform as well as hardness and aluminium(PWQO) in several locations.

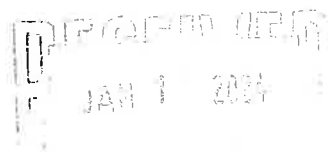
- Can we safely add more pollutants to this shallow small lake?
- Would it perhaps be wise to anticipate future back lot development, and build growth into a new sewer and water plant?
- The Green Municipal Fund is currently available for planning and building water sewer treatment plants. Small communities can apply and receive up to 80% to a max of \$500,000.00 However despite provincial efforts to assist Municipalities with funding to build and connect them to water and sewer services, SURPRISE: exp. doc dated 2023-10-26 P.3 , 6. /4 and, P.4, 8. second bullet, states that **the implementation of communal servicing systems is discouraged by the Manitoulin Planning Board.** I for one would like to know why.
- Can we figure out a smart funding model? Combining many funding opportunities, and include offsetting costs from the new owners that will save by not having to build field beds or drill wells for drinking water, in the amount of the average cost of \$ 30-50K each, times the proposed 39 lots.
- Are we assuming that drilling this plot of land potentially 39 times for drinking water is safe? It may pose a threat and cause serious ground water contamination.
- Do we envision a decentralized growth of Central Manitoulin? This may very well be what we want. If so:
 - Must we not plan that this new community, of possibly well over 100 people will want to live here year-round. Most buildings these days are built to 4 season standards.
 - Must we not foresee that they will eventually bring the new road up to standard, that it will be assumed by the municipality, and that back lots will be sold, as more economic development will be needed and wanted, just like we see it everywhere around us.
- Can we insure that lakeshore road allowance integrity is maintained that restricts any shore alterations?
- Are we providing information, that no tree or shrub cutting, no landscaping of any kind, no depositing of sand, rocks or any other material along the 66 foot shoreline road allowance is undertaken.
- Does this plan include a public park (preferably all of lot 1), so that future back lot owners and their families will have adequate public water access?
- Will these lot owners be eligible for short term accommodations permits?
- Does this plan leave the remaining 54 ha farm with water access to irrigate so it can be actively farmed?

I trust you will make the right decisions to allow future healthy economic development on Manitoulin Island as a whole, and Central Manitoulin and neighbouring communities around Lake Mindemoya.

Sincerely

Maja Mielonen

*exp.doc as provided by the Manitoulin Planning Board



2.

January 14, 2024
Anne and Steve Mills
86 Deer Foot Trail
Spring Bay, ON
POP 2B0

RECEIVED
JAN 15 2024
TOWNSHIP OF

~~519-940-6770~~

~~annemills220@gmail.com~~

Manitoulin Planning Board
PO Box 240
40 Water Street, Unit 1
Gore Bay, ON
POP 1H0
RE: File # SUB2023-001

Attention: Theresa Carlisle

Dear Members of the Manitoulin Planning Board,

We are writing to register our objections to the Proposed Plan of Subdivision described as Lots 7, 8, Concession IV, accepting Part 1, Plan 31R-2831, located at #18 Tracy Road, Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin of 39 lots. We were recently informed of this development by a neighbour who received notification from the planning board.

1. It seems as though the notification period was time to coincide with the busy schedule of the holiday period and the low population of the winter off-season. This lack of transparency seems to indicate a rushed decision on the part of the board in which the involvement of residents was intentionally undermined.

2. M'Chigeeng Chief and band, all residents of Lake Mindemoya, and Deer Foot Subdivision should have been notified and were not given ample time to respond to these development plans.

3. The Assurance of the Preservation of Natural Vegetation must be included in the Development Plan. Manitoulin Island is teeming with biodiversity and has the greatest richness of globally significant species of any geographic region on the Canadian side of the Great Lakes Basin. Its shoreline hosts an abundance of endemic, and globally rare species, including the lakeside daisy and the Hill's thistle, which are abundant on the island but threatened globally. In fact, 40 species of global concern and 78 species at risk are found in the Manitoulin-Lake Simcoe region. This also includes the globally significant alvar habitat. Manitoulin Island is also a staging area for colonial nesting waterbirds and migratory birds. This place is ecologically significant on a global scale.

The fact that the board was willing to develop this area without proper due diligence and protocols in place to protect Mindemoya's wildlife and shoreline demonstrates a lack of concern for Manitoulin's environmental priorities.

4. Lake Mindemoya is already under ecological stress, as seen in the recent blooms of blue-green algae in the lake, which is an environmental hazard to people and wildlife. Water contaminated with blue-green algae blooms is not suitable for swimming, drinking or recreation and can cause sickness in both people and animals.

The hydrogeological assessment performed on these lots has concluded that aquifer systems across these sites will not be hydraulically isolated. Meaning that potential on-site sewage systems will not be isolated from the

surrounding supply aquifers or surface water (including Lake Mindemoya). These water systems will simply have to brace for the added contamination these sites will produce. The predicted phosphorus loading may exceed Provincial Water Quality Objectives (PWQOs) at the site boundary.

This will exacerbate the issue of the blue-green algae and will increase the number of times a year the lake is inaccessible and unusable to the public. As a township, it is your responsibility to care for the health and well-being of its residents. Carelessly compiling onto this already hazardous situation with disregard for the impacts on wildlife and the residents that use the lake regularly, is in direct contradiction to your responsibilities. You should be working to find ways to make Mindemoya cleaner and address this issue, not further exacerbate the problem by adding more developments. Even though Manitoulin is extremely valuable ecologically, only 4% of the land is conserved. The rest is on private land such as this, which is why we must do our part to conserve the forests on the island. Will the forest be replaced? What steps are being taken to ensure these resources are being replaced at a sustainable level?

In addition to this, the people who will buy these lots will be doing so under the impression of having lakefront property where they can swim, boat and play. What would be the point of building these houses if their construction contributes to the degradation of the very thing that appealed to these buyers in the first place?

5. An Environmental impact assessment should be conducted in regard to the trees and the wildlife that live in the forest and steps that can be taken to mitigate the impact on wildlife. We must remind you all that we are currently in an environmental crisis. Last year, 18.5 million hectares of Canadian forest burned in the worst wildfire season ever recorded. Some of the last true wild spaces on the planet are in Northern Canada. Now is not the time to carelessly carve up what forests we have left. We must protect our wild spaces, they serve as carbon sinks, they support pollinators (which are an irreplaceable facet of our agriculture), they serve as a buffer against extreme weather events and more. There are several expected impacts on wildlife that must be considered before this construction can begin:

6.

- a. Direct harm, the animals could be harmed or killed by machinery
- b. Habitat loss
- c. Disturbance from noise and machinery
- d. Pollution
- e. Fragmentation (listed as one of the main threats to biodiversity on Manitoulin Island according to a study published by the Nature Conservancy of Canada)

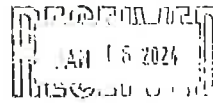
7. To address the argument that these houses will address the housing crisis and will help to bring tourism to the Island, we would like to point out that these lots are intended to be cottages and will do nothing to help the housing crisis. In regards to tourism, tourists come to the island for its beautiful, scenic landscape. Therefore the protection of the very thing that draws tourists should be protected for its tourism value.

We are asking that all of these concerns be addressed before any decision is made to approve this plan for subdivision.

We would also like to be notified of ALL decisions with regard to SUB2023-001.

Thank you for your time,
Sincerely,
Anne and Steve Mills

Sent: January 16, 2024 11:48 AM
To: mpljcarlisle@bellnet.ca
Subject: Manitoulin Planning Board File No.: SUB2023-01



3.

To Whom It May Concern

I am writing with questions and concerns regarding the development of new subdivision on Lake Mindemoya in the deerfoot area. Please excuse my ignorance if these concerns have already been addressed.

I live on Monument Road and have lived in the area for 15 years. I live close to the area in question. I had no idea this was happening until recently. I feel I am close enough to the affected area that myself and others in the area could have been considered for notification. However I am not within the distance of 120m.

We already have an issue with increased traffic and increased speed on Monument and Tracy road. With recent development in the area, we have seen the increase first hand.

I have written to the OPP in the past with regard to excessive speeds in the area. I have written to the municipality in regard to signage for pedestrian and school bus safety. Safety on this road is an ongoing and growing concern. This is a treacherous area for pedestrians and cyclists. Another 39 lots to the area will add to the known danger and long existing problem. Does the municipality have a solution for this?

Tracy Road is unable to accommodate its current volume of traffic. The school bus has not been able to go into deerfoot subdivision at times due to the poor quality of Tracy road. This area is not ready to accommodate an increase in traffic such as this. There are different phases to a project like this and Tracy road (east and west) is not ready for any of them. Has any of this been taken into consideration by the municipality?

Will each potential lot have access to septic/well, hydro, internet and road? Are these full time or seasonal lots?

People have discussed concerns of field bed leeching with development directly on the lake such as this. Will the MOE + MNR be involved in development of the area? Or does that fall to each lot owner after purchase of land? These proposed lots are directly on the water with the proposed road behind them. Is the proposed subdivision road a request for a private road or a municipality built and maintained road? Who maintains and funds the subdivision road?

Are there any other inland lakes on the Island that accommodate 39 lots directly on the water in an area this size? If so, what have been the positive and negative impacts in those areas. Have impact assessments been done in this area, and what are those results? If not, will any need to be done?

Is an increase in Marine traffic on Lake Mindemoya being taken into consideration? 39 added lots will come with the potential of 39 docks and or 39+ marine vehicles. This means a direct increase in use of Central Manitoulin boat launches. Especially the Monument Road launch. Will there be funding to improve existing infrastructure to accommodate the influx. The current dock on Monument Rd has dealt with damages and problems over the past few summers. The current usage exceeds what the existing dock is able to accommodate.

Central Manitoulin has an unfortunate history of neglecting infrastructure and we are currently struggling with effects of this. What assurances do we have from Central Manitoulin that infrastructure in the area will be affordably improved and maintained to accommodate this project in its entirety.

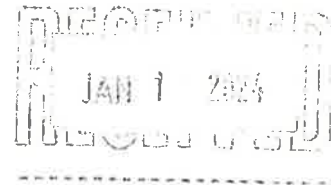
I am requesting in writing to the Manitoulin Planning Board, to be notified once a decision has been made regarding the proposed plan of subdivision, File No. SUB2023-01

Thank You for your time.
Tanya Giles
1751 Monument Rd
Spring Bay

4.

January 16, 2024.

To: Theresa Carlisle, Secretary Treasurer
Manitoulin Planning Board
P.O. Box 240
40 Water Street, Unit 1
Gore Bay, Ontario
POP 1H0



RE: File # SUB2023-001

and

Mayor and Council Members
Municipality of Central Manitoulin
6020 Highway 542, P.O. Box 420
Mindemoya, Ontario
POP 1S0

Re: Proposed Plan of Subdivision described as Lots 7, 8, Concession IV, excepting Part 1, Plan 31R-2831, located at #18 Tracy Road, Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin

We are writing to register our concerns and objections to the above-mentioned proposed Plan of Subdivision. We are disappointed that we did not receive notice of this proposed plan or the Notice of Public Meeting scheduled for January 30, 2024. We live at 176 Lois Lane, only a few shoreline lots down from this proposed subdivision. We had to be advised by one of our neighbours of the meeting and the proposed plan. You would think that a proposal of this magnitude that has the capability of affecting the water quality of Lake Mindemoya and the beauty of its shoreline should have been communicated to everyone who resides on the lake or uses water from the lake which would include most of the residents of the entire Town of Mindemoya. We are very disappointed that we, and many others, were not told directly of this proposal.

We have been reviewing the large number of letters sent to you over the last few weeks voicing concern and objection to this proposal. We would echo all of the concerns and objections so far communicated to you and will only highlight a few that we feel should be repeated.

1. We understand that the water quality of Lake Mindemoya has been deteriorating over the last number of years and we feel that additional pressure from 39 additional residences will adversely affect the quality of the water that we use for swimming and drinking. Has anyone thought to address this very important issue? Further deterioration of the quality of the lake water is unacceptable.
2. The homes that will be built on these very expensive lake-front properties will not address a number of Central Manitoulin's strategic goals that can be found in the 2016 to 2021 Municipality of Central Manitoulin Strategic Plan. Particularly, strategic goal number one, i.e. (highlight added)

"1. Assisted Living and Housing

To ensure residents of Central Manitoulin can remain in the community throughout their life.

i. Support opportunities for the development of assisted living facilities

ii. Support the increase of number of accessible and affordable housing units"

People buying these prestigious lots are more likely to be coming to build homes to retire in and most likely from southern Ontario or Sudbury. This doesn't address the housing crisis that we have in Central Manitoulin and our ability to attract more people to come to live and work here. Where in the Strategic Plan does it indicate further development of shoreline property?

Also, without affordable housing, how can Central Manitoulin attract people to support, improve and expand in the other areas of Central Manitoulin's Strategic Plan relating to tourism, business and commercial development, arts and culture and health care services.

We are assuming that the 2022-2026 Strategic Plan will have similar goals and objectives related to affordable housing. We would like to receive a copy as soon as possible since it is not posted on the Central Manitoulin website.

3. We are also concerned with the deterioration of Tracy Road with increased traffic and heavy equipment traffic while a development of this size is being worked on.
4. Will the Municipality of Central Manitoulin have to increase its resources to ensure compliance with its rules and by-laws governing deforestation of the shoreline, maintenance of the 20 metre "marine allowance", proper installation of septic systems, etc., etc. By-law enforcement over the last number of years has been suspect.
5. We have no idea what the soil classification of this agricultural land is, but any agricultural land on the Island should be maintained as such. There is so little arable agricultural land available on Manitoulin.

We are asking that our questions be answered and that our concerns and the multitude of concerns already brought forward by other residents be addressed before any decision is made to approve this proposal for subdivision. And that all work now being performed on this property be STOPPED that is in violation of Central Manitoulin's By-laws.

We would also like to be notified of ALL decisions with regard to SUB2023-001 going forward, including the results of the meeting on January 30 and ALL decisions that will be made by the Municipality of Central Manitoulin.

Thank you.

Karen and Ian MacKenzie

176 Lois Lane, P.O. Box 188,
Mindemoya, Ontario
POP 1S0

905-979-0711

kmackenzie5@gmail.com

January 8, 2024

Jim & Janet Vardon
106 Deer Foot Trail
Spring Bay, ON
POP 2B0

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

5
RECEIVED
JAN 16 2024

Via Regular Mail

Manitoulin Planning Board
PO Box 240
40 Water Street, Unit 1
Gore Bay, ON
POP 1H0

RE: File # SUB2023-001

Attention: Theresa Carlisle

Dear Members of the Manitoulin Planning Board,

I am writing to register my objections to the Proposed Plan of Subdivision is described as Lots 7 & 8, Concession IV, excepting Part 1, Plan 31R-2831, located at #18 Tracy Road, Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin of 39 lots. I was recently informed of this development by a neighbour who received notification from the planning board.

Firstly, I want to acknowledge the need for housing development on Manitoulin Island and by no means are we attempting to dissuade proactive housing solutions.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

1. We do question the timing of the application and notice to the public. It appears to be planned for a limited population due to the Holiday Period, "snowbirds" and that Summer Seasonal Residents are at their Primary Residence. The time of notification and the time to prepare and comment on the application is very limited. This is upsetting as it doesn't allow for the truly affected persons to prepare for this proposal in a timely fashion.

2. Has there been an Environmental Impact analysis completed on what affect this proposal will have on the wildlife? There are many ways that development can affect wildlife. Impacts can be temporary or permanent and can happen both during construction and once the development is in use.

- Direct harm – wildlife can be killed or injured during construction, or when building is finished. For example, a development resulting in more traffic may increase the risk of wildlife road deaths.

- Habitat loss – development can cause the loss of wildlife habitats like woodland, grasslands, or ponds. Note that wildlife can use different habitats for feeding, breeding, and rest, and can use different habitats at different times of year, or for different parts of their life cycle. Just because a habitat isn't used all the time doesn't mean it isn't important for wildlife.
- Disturbance – noise and light from machinery, traffic, and people during and after construction can be harmful to wildlife. When animals avoid an area or move away, they may have to travel further to reach food, or compete with others for resources.
- Pollution – pollutants released into the air, soil, or water from construction or after development can be harmful to wildlife. Pollution from developments can affect wildlife on and near the site, and but also some distance away.
- Fragmentation – development can block the movement of wildlife, reducing ecological connectivity and affecting their ability to find food, breed and adapt to climate change.

3. What does it mean in the planning boards letter that the development will be for seasonal residential uses? Is this going to be a proper subdivision like Deer Foot Subdivision that has Subdivision standards that have to be followed? Do you honestly believe that it would be developed for seasonal usage only. If so, how does this help the housing shortage on Manitoulin Island? Seasonal properties are not a resolve for this housing shortage, they are by definition a parcel of land operated as a vacation resort used less than 8 months of the year.

4. The addition of 39 lots/households to the area will overload a health system already in jeopardy. The hospital staff is already stretched with the population and demand it's presently receiving. The emergency rooms are already being run like a clinic because to make an appointment with your health practitioner (if you can obtain one locally) you are waiting for 2 months.

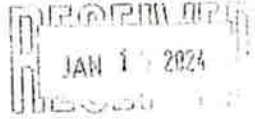
I am asking that all of these concerns be addressed before any decision is made to approve this plan of subdivision.

I would also like to be notified of ALL decisions with regards to SUB2023-001.

Jim & Janet Vardon

cc: Central Manitoulin Mayor and Council, residents of Lake Mindemoya

January 14, 2024
G.D. Beggs
80 Deer Foot Trail
Spring Bay, ON
P0P 2B0



6.

Manitoulin Planning Board PO Box 240
40 Water Street, Unit 1 Gore Bay, ON
P0P 1H0
RE: File # SUB2023-001

Members of Council and Planning Board.
Attention: Theresa Carlisle

I am submitting this letter of objection to the proposed plan SUB2023-001 Lots 7,8, concession IV, excepting Part1, Plan 31R-2831, No.18 Tracy Rd., Township of Carnavon, Central Manitoulin.

I have recently been made aware of this proposed subdivision which includes 39 seasonal lakeshore lots by my neighbours on Deerfoot Trail. Why has the local council and planning board failed to inform me and many others local residents of this new proposed development. It seems the timing of this proposal was purposeful to avoid any input from the residents of Lake Mindemoya.

As the the Official Ontario Provincial Policy States,
"The Provincial Policy Plan includes strong direction to protect the provinces natural heritage (such as wetlands, woodlands and farmlands) water, agriculture, mineral, cultural heritage(such as structures and landscapes) and archeological resources. Protecting these important resources will help Ontario's long-term prosperity, environmental health and social well-being."

How has the developer, Council and Planning Board addressed these important issues of the environment (water contamination, the added stress on lake Mindemoya) the destruction of forestry and landscape.

If thirty-nine of the proposed lots are approved the added traffic on an already compromised Tracy Road will undoubtedly lead to another structural failure. It was only two years ago Tracy Road failed and was impassable to traffic that would have denied emergency 911 service had it been required.

Lake Mindemoya already has water quality issues with high ecoli readings and blue algae. How does adding more stress to the lake before these issues are correct make any sense?

The Ontario Provincial Policy Plan also states . . .
"The official Plan sets out a community's vision and goals for the future. It ensures that new development and growth considers a broad range of interests and perspectives and that land use and planning decisions reflect local values."

Today is our chance to plan for tomorrow, and we owe it to the natural beauty of Manitoulin Island, and for the generations to come, your grandkids, my grandkids, to make responsible and wise choices now.

I ask to be notified of all decisions made regarding SUB2023-001

G.D. Beggs

Subject: Objections to Proposed Subdivision Plan for Lots 7 & 8, Concession IV, #18 Tracy Road

7.

Alana Lubenkov, 74 Tawny Port Dr., Sudbury, ON, P3E0A8 [REDACTED] 5

Dear Manitoulin Planning Board,

I am writing to express my objections to the Proposed Plan of Subdivision for Lots located at #18 Tracy Road comprising 39 lots. This development came to my attention through my parents, who own a neighbouring property.

Having reviewed several letters submitted to the Manitoulin Planning Board, I find myself aligning with the shared concerns for the environment and local infrastructure. My parents acquired the historic Tracy Farmhouse in the 1970s, and my childhood memories are deeply intertwined with this area and its shoreline. Unfortunately, significant changes have occurred since then. No longer can we row out directly in front of the property and catch big walleye and perch, they are gone. No longer can we swim barefoot because the Zebra Muscles cut our feet. The overgrowths of algae make the rocks slippery and strange bubbles build up on the shore. The evident ecological strain raises the question of how much more can Lake Mindemoya endure.

The Tracy Farmhouse, built in the 1880s, stands as a testament to my parents' dedication to preserving this heritage building. Regrettably, the same cannot be said for the heritage farmhouse on the proposed subdivision, left to decay along with its gardens and orchard. It is disheartening to witness a developer with seemingly little regard for the rich history and natural beauty of Manitoulin Island, appearing more driven by profit than a commitment to responsible land use.

The assertion that these lots will be seasonal is questionable and raises concerns about enforcement. Will there be penalties for residents found occupying their homes during the winter? Such uncertainties undermine the credibility of the proposed plan.

While acknowledging the inevitability of progress, I implore you to consider whether the proposed development aligns with the well-being of Lake Mindemoya and its residents. The lake has already undergone transformations, and the increased traffic resulting from this subdivision may further hinder its potential recovery.

In making decisions, I urge the Manitoulin Planning Board to prioritize the welfare of the community over short-term gains.

I am also requesting that I be notified of any decision from the board concerning this matter.

Sincerely,



Alana Lubenkov (nee Yahnke)

RECEIVED
JAN 1 2016

Via Regular Mail

8.

A response to the Manitoulin Planning Board and Central Manitoulin Council regarding a proposed plan of subdivision File No SUB2023-001 Owners: Split Crow Ltd Partners c/o Lee Kieswetter

Greetings from the Chairperson of the Lake Mindemoya Stewardship Association.

First some background on our Association and Lake Mindemoya:

The Lake Mindemoya Stewardship Association is focused on preserving the water quality of Lake Mindemoya for the recreational enjoyment of local residents as well as countless summer visitors who come here to experience that which they can no longer find on Southern Ontario lakes due to excessive development. Furthermore, as the drinking water source for the community of Mindemoya, it is imperative that all efforts are made to preserve what we still have, and ensure that we do not jeopardize the future of Lake Mindemoya water quality with even more shoreline development.

Some background information on Lake Mindemoya:

Every lake has a "carrying capacity" which is its ability to absorb or discharge contaminants that flow into it. This capacity is determined by the size of the water body and its "recharge rate" (the rate at which water flows into and is flushed out of the lake.

At a Max length of 10.9 Km and a Max width of 6.4 Km and a surface area of 9,560 acres, Lake Mindemoya may seem to be a rather large water body. However, when we consider its average depth of only 24 feet, this water reservoir is much smaller than one would expect, and so is its carrying capacity to absorb or accommodate contaminants. Furthermore, as a spring fed lake, as confirmed by the Ministry of Natural Resources, summer "recharge rates" are very low due to the control dam being used to reduce outflow into the Mindemoya River in order to retain lake levels over the summer and fall, but also reducing the "recharge rates" during these times.

With the use of Google Maps and a road trip around Lake Mindemoya, the following land uses currently exist along the lake shorelines or in near proximity to Lake Mindemoya:

94 residential properties in the Hodgson subdivision near the Government dock

61 residential and/or rental units along Lakeshore Road and Monkhouse Road

42 residential properties along Monument Road and Deer Foot trail

200 residential and/seasonal properties on the M'Chigeeng part of the Lake Mindemoya shoreline and an additional several hundred backlot properties

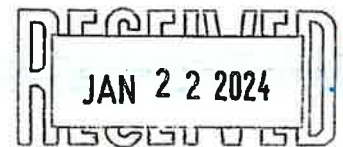
1 golf course with 6 rental units

342 trailers at Stanley Park, 67 trailers at Idyl Glen-trailer park and 35 trailers with 10 rental cottages at Oak's trailer park

3 cottage rental businesses with a combined total of 22 rental cottages

3 cattle farm operations

8 kms of Highway or Municipal road ways along the lakeshore Marine Allowance.



Furthermore, there are only 3 other shoreline properties that have been protected from extensive development due to their "agricultural land" designation. A decision to do so in this situation will create a precedent to do the same thing with the other properties, thus putting the water quality of Lake Mindemoya in further jeopardy in the years to come.

Over the last two years the Lake Mindemoya Stewardship Association has conducted water testing on seven Lake Mindemoya locations. Please refer to the attached Water Sampling Information and the 2022 Testing Summary Report. The final analysis of the 2023 testing indicates similar patterns with the Nitrate/Nitrite, and pH values that were recorded in the 2022 testing period. There are some changes in the Phosphorus levels, TDS (Total Dissolved Solid) values as well as the bacteria (Coliform and E. Coli) results in our 2023 testing results.

Things like sewage, agricultural runoff and fertilizers can contribute to higher levels of phosphorous in water bodies. Although still a little below CDWQG (Canadian Drinking Water Quality Guidelines) our 2023 water testing results indicated an increase in Phosphorous levels in June, July and at some sites in August. Since there was very little runoff due to our dry summer our results suggest that the increased Phosphorous levels are the result of increased septic usage at seasonal residences as well as the trailer parks on the Lake Mindemoya shoreline.

The TDS values for 2023 were a little lower, especially during the summer months for most of the test sites. The dry summer months as compared to the summer of 2022 resulted in less surface runoff and stream drainage into the lake this year. This again suggests the importance of preserving the natural vegetation along the lake shoreline, because surface runoff directly into the lake results in higher TDS entering the lake. With climate change we now experience periods of torrential rainfall which results in surface runoff into the lake anywhere that there is no natural vegetation to absorb this water and filter out the TDS before they enter the lake .

Coliform bacteria are organisms that are present in the environment and in the feces of all warm blooded animals and humans. E.Coli bacteria are found in the environment, foods and intestines of people and animals. Coliform and E.Coli results in our 2023 testing had somewhat higher, and in some cases significantly higher results than in the previous year, especially along the west side of Lake Mindemoya.

The 2023 testing also included water testing of 7 streams that flow into Lake Mindemoya and all are spring fed as opposed to surface water sources. 3 streams could only be tested in May because by June they had no flow and others were dry by August due to our dry summer. What is of concern is that all streams had bacteria (Coliform and E.Coli) NDOGT (No Data: Overgrown with Target) readings. What this means is that the bacteria in these samples was so dense that it could not even be counted in the lab. Water with a NDOGT result is considered unsafe to drink. Two streams that were tested flow across 2 cattle farm operations close to Lake Mindemoya which could explain the high bacteria counts in these two streams. The other 5 do not.

The Manitoulin fractured limestone geology and the very high number of residential, resort and trailer parks septic systems would explain the high bacteria counts in these streams. Simply put, effluent that is put into a septic system, especially where there is a thin soil overburden, eventually works its way through the soil and enters cracks in the limestone as groundwater which at some point works its way back up to the surface as a spring. Please note, Lake Mindemoya is a spring fed water body.

In summary, the present extensive level of development on and near the Lake Mindemoya shoreline as well as the water testing results over the last two years indicate that this lake is already at or has surpassed its carrying capacity to accommodate even more shoreline development. For these reasons it is our strong recommendation that the presented proposed plan of subdivision be revised on the grounds that it puts the future water quality of Lake Mindemoya as well as the drinking water source for all Mindemoya residents in jeopardy.

A question to ponder, the MNRF have put a hold on Lake Manitou developments to preserve the lake trout population. If Lake Mindemoya also had a lake trout population additional development would not be an option. Is not the preservation of the Mindemoya drinking water quality and Mindemoya town residents more important than lake trout? Just something to think about.

Given our position on this proposed plan of development, as residents of Central Manitoulin we appreciate the value of increased residential development, but not at the cost of even more negative impacts on our precious Lake Mindemoya resource as well as increased costs in garbage disposal and associated road maintenance. Some options that should be considered and would be acceptable include the following:

Option 1: Encourage and support the expansion and development of the subdivision at the south end of Mindemoya which could tap into the current town water and sewage system and therefore have no negative impact on Lake Mindemoya. Additional residential development could and should be encouraged in some of the small outlying communities like Providence Bay, Spring Bay, Sandfield and Tehkummah.

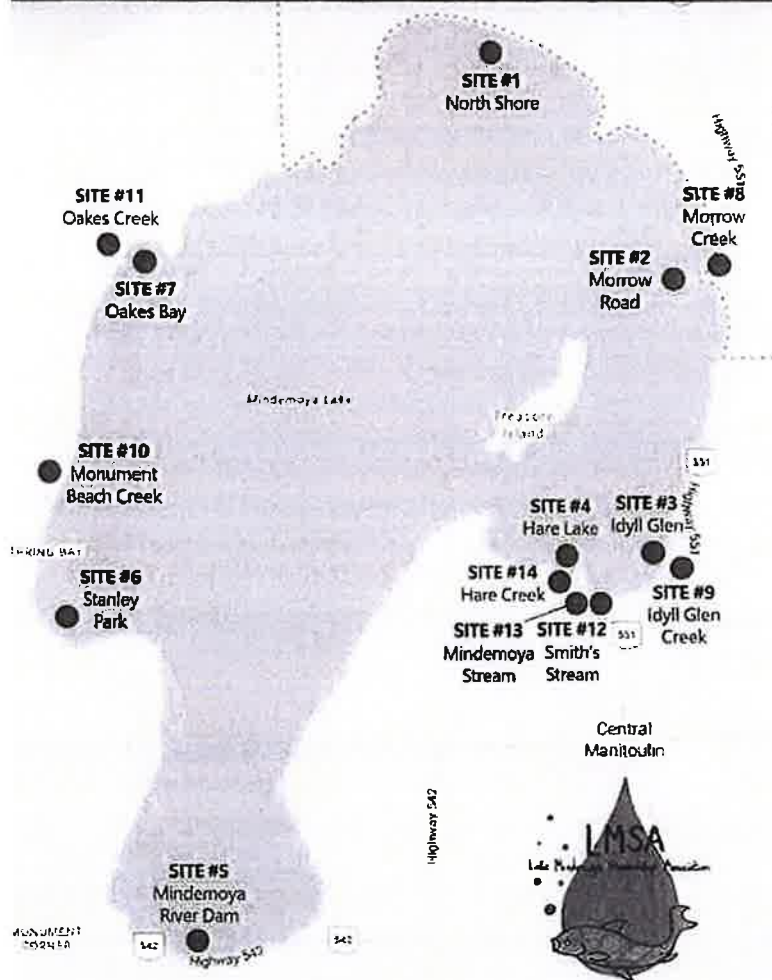
Option 2: The developer will survey the shoreline and clearly mark the 66 foot Marine Allowance which is owned by the Municipality of Central Manitoulin. This shoreline will be preserved in its natural state, which means that all existing natural vegetation will not be touched or affected. Property owners will be allowed to clear an 8 meter lake access clearing from their property to the lake shoreline. A Central Manitoulin By-law officer or an assigned representative of the Municipality or any other private citizen who feels that there is abuse of this protected shoreline buffer shall have the right to walk along this Marine Shoreline Allowance to verify compliance and/or to check each property on an annual basis to ensure that all property owners are in compliance. Central Manitoulin By-law 2015-10 will be strictly enforced to ensure the preservation of this natural shoreline.

Reduce the construction of residential properties by at least 50% with a minimum of 90 meters of water frontage. A request for "seasonal residential use" is misconstrued. Everyone here on the Lake knows that most current residential homes started out as "seasonal" and over the years have evolved into permanent residences One of the reasons why we now have such concerns about Lake Mindemoya and its water quality looking into the future.

The developer will put in place a sewage system that connects all residential properties to a central lagoon containment site on the far southwest section of his 54.67 ha property or install septic containment tanks on each property which will be pumped out on a needs basis. Installation of a traditional septic system with a field bed should no longer be an option.

2023 Lake Mindemoya Water Testing Full Summary Report

Lake Mindemoya Stewardship Association Water Sampling Locations



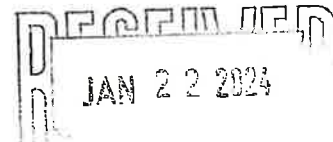
Lake Mindemoya Water Testing by the LMSA (Lake Mindemoya Stewardship Association) consisted of water sampling conducted at fourteen specific locations in all areas of the lake.

All water sampling bottles and instructions were provided by Wahl Water in Mindemoya.

Using GPS technology, LMSA volunteers Stan Drystek, Bill Blackwood and Jeff MacKenzie used their boats and /or snowmobiles to collect the necessary samples.

Water samples were then sent off to Testmark Laboratories in Garson via Wahl Water transport directly for analysis. All sample sites, sample collection and processes followed the same protocols for proper collection of water samples as provided by the Laboratory.

Water samples were collected and tested 5 times (May 31st, June 27th, July 18th, August 30th and October 4th). See the specific test results for each location and at each testing date in the "Water Sampling Results Summarized" which is attached. Also attached is a brief summary of the 6 variables that were tested and overall resulting trends over the testing year.



Summary of Observed Trends over the 2023 Lake Mindemoya Testing Period:

Nitrate/Nitrite :

Can be present in water from natural processes, like plant decay. Also present in many fertilizers used on yards, golf courses and crops. Other sources include discharge from sewage systems and animal wastes. High levels in water can be from runoff in the spring or after periods of heavy rainfall and the absence of a "soft shoreline" (a shoreline where there is an absence of natural vegetation to intercept and absorb the runoff water before it flows directly into a water body).

Our test results for Nitrate and Nitrite levels in Lake Mindemoya were consistently low (<0.05) over the 5 testing periods except for the slightly higher Nitrate and Nitrite results at Site's 12, 13 & 14.. This is good news for Lake Mindemoya and a very important "benchmark" to keep track of for the future.

Phosphorus:

Phosphorus is an important nutrient for plant growth. In lakes and streams, phosphorus can be dissolved in the water, attached to particles floating in the water and found in the bodies of all living organisms. Things like sewage, agricultural runoff and fertilizers can contribute to higher levels of phosphorus in water bodies.

Our test results for Phosphorus in Lake Mindemoya were mostly low (between 0.002 and 0.003) over the testing periods except for five locations which registered values in exceedance of the guideline of <0.01 mg/L. This is a change from the 2022 testing values reported. It is an indication that phosphorus is entering the lake through the streams tested or other springs which feed directly into lake Mindemoya.

Total Dissolved Solids (TDS):

There are four categories of TDS: minerals, salts, dissolved metals and organic matter. Materials may leach into water from sewage, water treatment chemicals, agricultural runoff or industrial wastewater. Natural sources, like soils and rocks may also contain TDS. Runoff or the flow of rainwater directly into a waterbody can carry TDS, and even the pipes and plumbing materials used to carry water to a home from a lake may be a TDS source.

TDS readings are reported in parts per million (ppm) values. The Canadian Drinking Water Quality Guidelines (CDWQG) acceptable values range from about 200 to 300 ppm levels with an acceptable recommended maximum value of 500 ppm. Once TDS values reach or exceed 1,000 ppm the water is not recommended for human consumption. As indicated below, our testing results indicate a wide range of TDS levels at different times and locations on the lake, with some getting very close to exceeding "acceptable values" according to the CDWQG.

Our test results for (TDS) in Lake Mindemoya had a Wide Range of Results*

(* at various sites and testing dates. See the test results in the Water Sampling Results Summarized chart).

Site 1 had a low reading of 110 in May and a high of 200 in June. The values remained fairly consistent with the testing over the five samples taken.

Site 2 had a low reading of 140 in August and a high of 240 in June & October. The values remained fairly consistent with the testing over the five samples taken.

Site 3 had a low reading of 130 in May and a high of 230 in June. The values remained fairly consistent with the testing over the five samples taken.

Site 4 had a low reading of 160 in August and a high of 220 in June. The values remained fairly consistent with the testing over the five samples taken.

Site 5 had a low reading of less than 90 in May and a high of 190 in June. The values remained very consistent with the testing over the five samples taken.

Site 6 had a low reading of 190 in May and a high of 260 in October. The values remained very consistent with the testing over the five samples taken.

Site 7 had a low reading of 100 in May and a high of 220 in June. The values remained very consistent with the testing over the five samples taken.

Site 8 had just one reading of 230 in May which was the only sample taken.

Site 9 had just one reading of 210 in May which was the only sample taken.

Site 10 had just one reading of 220 in May which was the only sample taken.

Site 11 had a low reading of 100 in May and a high of 240 in June. The values remained fairly consistent with the testing over the three samples taken.

Site 12 had a low reading of 130 in July and a high of 310 in June. The values changed significantly over the testing for the two samples taken.

Site 13 had a low reading of 300 in July and a high of 340 in June. The values remained very consistent with the testing over the five samples taken. These were the highest levels tested for TDS of all sites.

Site 14 had a low reading of 180 in June and a high of 250 in July. The values remained fairly consistent with the testing over the two samples taken.

Test Results over this One Year Period Seem to Indicate the Following:

There is a wide range of TDS readings at different sites and at different times of the testing period. The values had more consistency as compared to the 2022 results. They did fluctuate significantly with a high of 340 ppm recorded at Site #13 and the lowest value of 90 ppm recorded at Site #5.

The overall results would suggest that TDS elements do not come from the lake, but come into the lake from the surrounding environment. The highest values were recorded in June (a high runoff month) at Sites 1, 2, 3, 4, 5, 7, 11 and 13. The stream testing had higher TDS levels than the lake sites.

The general lower readings this summer due to very dry summer conditions and run off unlike 2022 once again suggest that total dissolved solids inflow into Lake Mindemoya is related to surface runoff during the Spring and high rain events and some parts of the Lake are more vulnerable to these occurrences than others. Once again, perhaps the importance of a "soft shoreline" around the lake.

pH:

pH is a measure of how acidic/basic water is. The range goes from 0 to 14, with 7 being neutral. pH readings of less than 7 indicate acidity, whereas a pH of greater than 7 indicates a base (non- acidic water condition).

Our test results for Lake Mindemoya were consistently between 7.54 and 8.33 at all test sites over the 5 rounds of testing. These results reflect the fact that Lake Mindemoya has a limestone (which is basic) geology and there is no acidic leaching into the lake. Once again good news.

Note for Bacterial Testing:

NDOGT (No Data: Overgrown with Target)

This is a classification where water with a NDOGT test result is unsafe to drink. When there is a NDOGT result, the test has a large number of bacteria present and Total Coliforms and/or E.coli are visible to the analyst, but it is difficult to determine exactly how much.

Coliform Bacteria:

Coliform bacteria are organisms that are present in the environment and in the feces of all warm-blooded animals and humans. Coliform bacteria will not likely cause illness. However, their presence in drinking water indicates that disease-causing organisms (pathogens) could be in the water system.

Our test results for Lake Mindemoya Coliform results have come up with results over our 14 testing periods that suggest some concerns. All 7 lake test site results are higher than the acceptable parameter levels of the Canadian Drinking Water Quality levels. Furthermore, lake testing sites recorded a NDOGT result in June for Site #2 & #7, May for Site #4, August for Site #6 & #7 as well as October for Site #7.

All Seven stream/creek locations tested for NDOGT for all samples taken in this round of testing. This is significant as it means Coliform and e.Coli bacteria are entering the lake via the streams and creeks tested.

Escherichia coli (E. Coli):

Bacteria found in the environment, foods, and intestines of people and animals. E. coli are a large and diverse group of bacteria. Although most strains of E. coli are harmless, others can make you sick or be fatal. Some kinds of E. coli can cause diarrhea, with others causing urinary tract infections, respiratory illness, pneumonia and other illnesses.

Our test results for Lake Mindemoya E.Coli have come up with results over our 14 testing periods that suggest some concerns. 5 of the 7 Lake Sites and all 7 stream/creek test site results are higher than the acceptable parameter levels of the Canadian Drinking Water Quality levels.

The CDWQG parameter for E. coli is 0 per 100 CFU's.

None of the 14 tested locations met the 0 / 0 guideline specified in the Canadian Drinking Water Quality Guidelines. All of the stream/creek locations had an overgrown bacterial status for the entire May to October testing season.



NDOGT - No Data; Overgrown with Target Bacteria
 Water with a NDOGT test result is unsafe to drink
 When there is a NDOGT result, the test has a large number of bacteria present and Total Coliforms
 and/or E. coli are visible in the testing, but it is difficult to determine exactly how much.

CDWQG - Canadian Drinking Water Quality Guidelines

NT - Parameter Not Tested

Value Exceeds Parameter Level set in Canadian Drinking Water Quality Guidelines

LMSA	Units	Site #1	Site #1	Site#1	Site#1	Site#1	Site#1	Site#1	Site#1	Site#1	Site#1	CDWQG	
		Sept 8th 2021	March 15th 2022	June 1st 2022	July 13th 2022	Aug 10th 2022	Oct 4th 2022	May 31st 2023	June 27th 2023	July 18th 2023	Aug 30th 2023		Oct 4th 2023
		North Shore	North Shore	North Shore	North Shore	North Shore	North Shore	North Shore	North Shore	North Shore	North Shore		North Shore
Nitrite	mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<3.0 mg/L
Nitrate	mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<10.0 mg/L
Phosphorus	mg/L	NT	NT	NT	0.018	<0.002	0.003	0.003	0.005	0.006	0.002	<0.002	<0.01 mg/L
TDS	mg/L	180	150	400	190	180	270	110	200	130	160	130	<500 mg/L
pH		8.34	7.78	8.19	8.37	8.18	8.11	7.88	8.14	8.22	8.24	8.12	7.0 - 10.5
Total Coliform	CFU/100mL	21	189	35	25	NDOGT	1	5	15	14	45	18	0 CFU/100mL
Escherichia coli	CFU/100mL	1	2	0	15	NDOGT	0	0	0	6	2	12	0 CFU/100mL
Temperature Degrees Celcius								18.5	20.6	20.5	19.4	22.2	

LMSA	Units	Site #2	Site #2	Site #2	Site #2	Site #2	Site #2	Site #2	Site #2	Site #2	Site #2	CDWQG	
		Sept 8th 2021	March 15th 2022	June 1st 2022	July 13th 2022	Aug 10th 2022	Oct 4th 2022	May 31st 2023	June 27th 2023	July 18th 2023	Aug 30th 2023		Oct 4th 2023
		Morrow Road	Morrow Road	Morrow Road	Morrow Road	Morrow Road	Morrow Road	Morrow Road	Morrow Road	Morrow Road	Morrow Road		Morrow Road
Nitrite	mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<3.0 mg/L
Nitrate	mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<10.0 mg/L
Phosphorus	mg/L	NT	NT	NT	<0.002	<0.002	<0.002	<0.002	0.005	0.007	0.003	<0.004	<0.01 mg/L
TDS	mg/L	170	50	290	80	310	470	170	240	170	140	240	<500 mg/L
pH		8.35	8.16	8.9	8.32	8.23	8.07	8.04	8.18	8.12	8.32	8.15	7.0 - 10.5
Total Coliform	CFU/100mL	11	27	3	20	NDOGT	27	3	NDOGT	30	33	13	0 CFU/100mL
Escherichia coli	CFU/100mL	3	0	0	0	NDOGT	4	0	NDOGT	2	0	6	0 CFU/100mL
Temperature Degrees Celcius								17.5	20.1	20.2	18.6	21.8	

LMSA	Units	Site #3	Site #3	Site #3	Site #3	Site #3	Site #3	Site #3	Site #3	Site #3	Site #3	CDWQG	
		Sept 8th 2021	March 15th 2022	June 1st 2022	July 13th 2022	Aug 10th 2022	Oct 4th 2022	May 31st 2023	June 27th 2023	July 18th 2023	Aug 30th 2023		Oct 4th 2023
		Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen	Idyll Glen		Idyll Glen
Nitrite	mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<3.0 mg/L
Nitrate	mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<10.0 mg/L
Phosphorus	mg/L	NT	NT	NT	<0.002	<0.002	<0.002	0.002	0.005	0.005	<0.002	<0.002	<0.01 mg/L
TDS	mg/L	190	60	260	100	340	210	130	230	190	160	170	<500 mg/L
pH		8.36	8.1	8.26	8.32	8.28	7.79	8.08	8.19	8.21	8.27	8.12	7.0 - 10.5
Total Coliform	CFU/100mL	4	26	6	96	NDOGT	15	12	13	22	16	26	0 CFU/100mL
Escherichia coli	CFU/100mL	1	0	0	15	NDOGT	24	2	0	8	4	19	0 CFU/100mL
Temperature Degrees Celcius								17.1	20.3	20.1	18.7	21.4	

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NDOGT - No Data: Overgrown with Target Bacteria
 Water with a NDOGT test result is unsafe to drink
 When there is a NDOGT result, the test has a large number of bacteria present and Total Coliforms
 and/or E. coli are visible in the testing, but it is difficult to determine exactly how much.
 CDWQG - Canadian Drinking Water Quality Guidelines
 NT - Parameter Not Tested
 Value Exceeds Parameter Level set in Canadian Drinking Water Quality Guidelines

LMSA	Site #4	Site #4	Site #4	Site #4	Site #4	Site #4	Site #4	Site #4	Site #4	Site #4	Site #4	CDWQG
Units	Sept 8th 2021	March 15th 2022	June 1st 2022	July 13th 2022	Aug 16th 2022	Oct 4th 2022	May 31st 2023	June 27th 2023	July 18th 2023	Aug 30th 2023	Oct 4th 2023	
	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	Hare Creek	
Nitrite mg/L	<0.05	<0.05	<0.05	<0.05	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<3.0 mg/L
Nitrate mg/L	<0.05	0.17	<0.05	<0.05	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<10.0 mg/L
Phosphorus mg/L	NT	NT	NT	<0.002	<0.002	<0.002	0.002	0.005	0.006	0.002	<0.002	<0.01 mg/L
TDS mg/L	180	50	370	140	180	180	180	228	190	160	170	<500 mg/L
pH	8.35	7.86	8.32	8.36	8.27	8.11	8.02	8.21	8.24	8.27	8.12	7.0 - 10.5
Total Coliform CFU/100mL	7	194	4	17	NDOGT	5	NDOGT	17	12	23	7	0 CFU/100ml
Escherichia coli CFU/100mL	3	8	0	0	NDOGT	3	NDOGT	2	4	10	5	0 CFU/100ml
Temperature Degrees Celsius							16.2	20.8	20.1	18.7	22.1	

LMSA	Site #5	Site #5	Site #5	Site #5	Site #5	Site #5	Site #5	Site #5	Site #5	Site #5	Site #5	CDWQG
Units	Sept 8th 2021	March 15th 2022	June 1st 2022	July 13th 2022	Aug 16th 2022	Oct 4th 2022	May 31st 2023	June 27th 2023	July 18th 2023	Aug 30th 2023	Oct 4th 2023	
	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	Mind. R. Dam	
Nitrite mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<3.0 mg/L
Nitrate mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<10.0 mg/L
Phosphorus mg/L	NT	NT	NT	<0.002	<0.002	0.003	<0.002	0.007	0.006	<0.002	<0.004	<0.01 mg/L
TDS mg/L	180	<20	440	110	320	230	90	180	170	180	130	<500 mg/L
pH	8.34	8.23	8.25	8.33	8.29	8.11	8.07	8.17	8.23	8.33	8.1	7.0 - 10.5
Total Coliform CFU/100mL	10	0	NDOGT	7	NDOGT	15	1	43	4	36	8	0 CFU/100ml
Escherichia coli CFU/100mL	5	0	NDOGT	3	NDOGT	1	0	9	2	16	5	0 CFU/100ml
Temperature Degrees Celsius							15.0	21.0	20.0	18.6	21.4	

LMSA	Site #6	Site #6	Site #6	Site #6	Site #6	Site #6	Site #6	Site #6	Site #6	Site #6	Site #6	CDWQG
Units	Sept 8th 2021	March 15th 2022	June 1st 2022	July 13th 2022	Aug 16th 2022	Oct 4th 2022	May 31st 2023	June 27th 2023	July 18th 2023	Aug 30th 2023	Oct 4th 2023	
	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	Stanley Park	
Nitrite mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<3.0 mg/L
Nitrate mg/L	<0.05	<0.05	<0.05	NT	NT	NT	<0.05	<0.05	<0.05	<0.05	<0.05	<10.0 mg/L
Phosphorus mg/L	NT	NT	NT	0.002	<0.002	<0.002	<0.002	<0.002	0.004	0.017	0.007	<0.01 mg/L
TDS mg/L	210	50	240	160	100	210	190	240	180	200	280	<500 mg/L
pH	8.35	8.2	8.32	8.35	8.28	8.07	8.08	8.17	8.22	8.32	8.12	7.0 - 10.5
Total Coliform CFU/100mL	8	11	44	16	NDOGT	13	11	22	18	NDOGT	15	0 CFU/100ml
Escherichia coli CFU/100mL	4	0	0	2	NDOGT	12	1	3	4	NDOGT	2	0 CFU/100ml
Temperature Degrees Celsius							17.0	22.5	19.9	18.5	21.4	

Theresa Carlisle

From: Theresa Carlisle [mpbcarlisle@bellnet.ca]
Sent: January 23, 2024 2:20 PM
To: 'Stan Drystek'
Subject: RE: Oral Presentation notes for Jan 30 meeting

14 Pages TOTAL

Good afternoon Mr. Drystek,

This will acknowledge your email and attachment this afternoon.
It will be provided to the Planning Board Members with their Meeting Agenda being sent out later today.

From: Stan Drystek [redacted@hotmail.com]
Sent: January 23, 2024 1:21 PM
To: mpbcarlisle@bellnet.ca
Subject: Oral Presentation notes for Jan 30 meeting

Good afternoon once again Ms. Carlisle

Attached are the notes that refer to the Plan of Subdivision Application Form as well as the EXP Services Inc. Tracy Road Subdivision Hydrogeological Assessment that will make up my oral presentation on Jan 30th.
Please advise if there is anything else that is required prior to this Meeting.
Stan Drystek

I trust that all Manitoulin Planning Board members have received a copy of our concerns regarding the proposed plan of subdivision File No SUB2023-01. Since this document was drafted I have received a copy of the Plan of Subdivision Application Form as well as a Hydrological Assessment document prepared by exp Services Inc. Both documents have generated additional questions and concerns that I would like to bring to your attention at this time.

Regarding the Plan of Subdivision Application submitted to the Planning Board.

Questions and Concerns:

Item 12: Are there any easements or restrictive covenants affecting the subject lands and a description..... the response is "No". In fact there is a 66 foot Marine Allowance that belongs to the Municipality of Central Manitoulin and can not be turned over to private ownership as per the Ontario Manitoulin Land Claims Settlement signed on Dec. 5 1990.

Item 24

The proposed land use on the Application is indicated as residential. Why is this Proposed Plan of Subdivision for Seasonal Residential Development being discussed and considered.

Item 27

If this is in fact a seasonal development, why does this proposed development indicate a year round Municipal Road Maintenance request (ie winter maintenance).

Item 29

This proposes individual septic systems for each of the 39 properties. This may be an option on the southern part of this property which has deeper soil and has been used as agricultural land, but certainly not on the northern section where

there is "thin overburden atop hardpan and bedrock (fractured limestone). There is no question as to where the septic system effluent from these field beds will end up. Another question here is, why is more agricultural land which has been zoned "agricultural" now being changed to a residential designation?

Item 30

Methods of storm water management and construction mitigation to be used.

Ditches and Swales. Given the steep slopes down to the lake ditches and swales will result in surface runoff directly into Lake Mindemoya. This is a serious concern for the water quality and future health of Lake Mindemoya because it allows TDS as well as all other contaminants to flow directly into the lake. Based on our water testing TDS level results as well as other containments are already a concern as to Lake Mindemoya water quality. Increased surface runoff into the lake will only compromise the lake water quality.

Item 33

No other information that may be useful to the Manitoulin Planning Board was presented.

Would current levels of shoreline development as well as current water uses and water quality information be considered as "useful" information to the Planning Board??? You now have this information as gathered and presented to you in our written presentation.

Item 37

The question of "significant fish habitat" is NO but fails to identify the Mindemoya River which drains Lake Mindemoya and is a very important spawning stream for rainbow trout in the spring and salmon in the fall. In the Spring high levels to TDS (Total Dissolved Solids) are being drained out of the lake and in the fall high levels of bacteria which have accumulated over the high summer use are drained off into the Mindemoya River. This may be one of the explanations for the lower rainbow and salmon spawning runs over the last 10 or 15 years.

Regarding the EXP Hydrogeologic Assessment Report

Executive Summary on page 1

Paragraph 4:

....."there is a low potential for sewage effluent to have a significant impact on Lake Mindemoya.. Although the requirement of tertiary treatment systems on septic systems is not anticipated (based on predictive loading estimates) the application of treatment systems could ensure groundwater and surface water quality does not exceed applicable ODWS/O and PWQO requirements respectively." This acknowledges that standard sewage septic systems will have an additional impact on Lake Mindemoya. The question is how significant?

Potential Impacts to Lake Mindemoya page 5

Paragraph 5:

Based on the proposed site plan, all thirty –nine lots are located adjacent to Lake Mindemoya. The location of the septic beds will depend on the final plan of the lot owner, but it can be assumed septic beds will be at least 15 meters from Lake Mindemoya and 3 m from the property line, per the Ontario Building Code Requirements. Thus, phosphorous loadings to the lake are assumed to be between 0% and 100% of the load originating from the septic bed. See the chart below this paragraph to look at the distance between the septic bed and the % Load to the surface water body (Lake Mindemoya). If located within 100 m of the lake it is 100%, at 100 to 200 m it is 66%. To reach a 0 impact load on the lake the septic bed must be more than 300 m from Lake Mindemoya, and this is under ideal soil depth conditions, and not on a thin soil overburden on top of a fractured limestone bedrock geology. This subdivision plan does not seem to indicate property boundaries that far from the lake and does acknowledge that there is only a thin layer of soil overburden in the northern section of this proposed development.

Page 6:

According to the Provincial Water Quality Objectives (PWQO) for total phosphorous, a concentration of 0.01 mg/l is required to provide a high level of protection against aesthetic deterioration in lakes (one such result is blue green Algae blooms during the warm summer months) with natural concentrations below 0.01 mg/l. Therefore, both Scenarios 1 and 2 (as shown in the chart on page 6) suggest effluent discharge will exceed the applicable PWQO standard into lake Mindemoya that already has phosphorous levels close to or already exceeding PWQO levels, as well as several blue green algae blooms over the last few summers.

Page 10

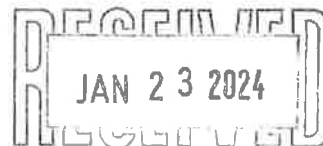
Water Quality

Overall, surface water (Lake Mindemoya) quality showed exceedances for three (3) health related standards, including for Total Coliform, E Coli and Turbidity. Total Coliform levels were noted to be significantly higher than both the Ontario Drinking Water Standard (ODWS) and Provincial Water Quality Objectives (PWQO), while E.Coli levels detected (exceeded ODWS) at a majority of locations.

Please refer to the table on page 11. The first columns indicate the ODWS (Ontario Drinking Water Standard) acceptable level. This is followed by the ODWO (Ontario Drinking Water Objective). Finally the PWQO (Provincial Water Quality Objective). Please note the exceedance levels at testing sites 1 to 8 in the following columns. These results tend to confirm our water testing results over the last two years. They also suggest that enough is enough.....Lake Mindemoya is already at it's tolerance levels as far as Provincial acceptable water quality standards are concerned.

The clear and logical conclusion here is simply that the Lake Mindemoya water quality levels based on our (LMSA) testing results over the last two years as well as the exp testing results indicate exceedances over the Ontario Drinking Water Quality Objectives. In addition, proposed effluent discharge from each of these 39 properties will exceed the applicable PWQO (Provincial Water Quality Standard). Simple question to be considered here is this. We already have a Lake with water quality levels that exceed the PWQO . Where is the logic and wisdom

to approve an additional 39 septic systems where the septic effluent discharge into Lake Mindemoya from each of the 39 properties will also exceed PWQO standards. Simply adding more contaminants that exceed PWQO to a lake that already has exceeded these Provincial Water Quality Objectives simply has no logic or wisdom.



Theresa Carlisle

From: Stan Drystek [REDACTED]
Sent: January 23, 2024 1:06 PM
To: Theresa Carlisle
Subject: Re: Municipal By-laws

Follow Up Flag: Follow up
Flag Status: Flagged

It is my understanding that these By-laws were passed by Municipal Council. You can confirm this by contacting D. Deforge at the Municipal office.

Stan

From: Theresa Carlisle <mpbcarlisle@bellnet.ca>
Sent: January 23, 2024 10:35 AM
To: 'Stan Drystek' <[REDACTED]>
Subject: RE: Municipal By-laws

Good Morning Mr. Drystek,

I do not see where these By-laws are signed and dated.
Did Municipal Council pass the By-laws or are they draft?

From: Stan Drystek [REDACTED]
Sent: January 23, 2024 9:55 AM
To: mpbcarlisle@bellnet.ca
Subject: Fw: Municipal By-laws

Good Morning Theresa

Here are the Central Manitoulin By-laws that pertain to the 66 foot Marine Allowance on the Lake Mindemoya shoreline.

Stan

From: Ruth Frawley <[REDACTED]>
Sent: June 4, 2021 3:08 PM
To: 'Stan Drystek' <[REDACTED]>
Subject: Municipal By-laws

Ruth Frawley
CAO/Clerk
Municipality of Central Manitoulin
Phone: 705-377-5726
Fax: 705-377-5585

Website: www.centralmanitoulin.ca

MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW 2015-15

BEING A BY-LAW TO PROHIBITE CAMPING ON PUBLIC PROPERTY

WHERE AS pursuant to section 10 (2) 8 of the Municipal Act, R.S.O 2001 allows a Municipality to pass by-laws for the health, safety and well-being of persons within the Municipality;

AND WHEREAS Council deems it prudent to pass a by-law to prohibit any form of camping on public property owned by the Municipality without prior approval of Council;

NOW THEREFORE the Municipality of Central Manitoulin enacts as follows:

1. Public Property is defined as:
 - a. any land developed, used or managed by the Municipality as a public Park, sport athletic field, playground, tennis court, skateboard park, recreational area or facility, Public utility, the leasehold title of, or license of occupation of which is vested in the name of the Municipality of Central Manitoulin.
2. All overnight camping is strictly prohibited on Public Property as defined above unless authorized by Council.
3. Anyone served in writing with a violation of the provisions of this by-law may within fifteen days of service of this notice voluntarily pay the fine set out in the notice to the Municipality. In the event that the fine is not voluntarily paid, the fine, exclusive of costs, is recoverable under the Provincial Offenses Act.
4. Notice of violation shall be in a standard form approved by Council and may be served personally or by registered mail in which case service shall be deemed to be on the fourth day after mailing.
5. This by-law shall come into force and take effect on the date that it is finally read and passed by the Council of the Municipality of Central Manitoulin.

READ a first and second and third time and passed in open Council on this _____ day of, _____ 2015.

MAYOR

CLERK

I, _____, Clerk of the Municipality of Central Manitoulin do hereby certify, that the foregoing is a true copy of by-law number 2015-15, passed by the Council of the Municipality of Central Manitoulin at its regular meeting held on the _____ day of _____ 2015.

MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW NUMBER 2015-10

BEING A BY-LAW TO PROHIBIT ANY ALTERATIONS OF ANY KIND ON MUNICIPAL MARINE ALLOWANCES.

WHEREAS Section 10(2) of the Municipal Act S.O. 2001. authorizes the Council of the Municipality of Central Manitoulin to pass by-laws that regulate activities on Municipal property.

THEREFORE the Council of the Municipality of Central Manitoulin enacts as follows:

1. That we adopt a By-law to prohibit any alterations of any kind on Municipal Marine Allowances without written consent from the Council of the Municipality of Central Manitoulin.
2. An application for permission to make an alteration on the Municipal Marine Allowance must be made and approved prior to beginning any work.
3. Every person who contravenes any provisions of this by-law is guilty of an offence and upon conviction is liable to the maximum fines as allowed by the Municipal Act or Provincial Offences Act as applicable.
4. Section 446 of the Municipal Act authorizes a municipality to enforce compliance of this by-law requiring work to be done to repair the damage and restore the land to its original condition within 30 days and to the satisfaction of the Municipality. If not in compliance within the specified time frame, the Municipality may enter onto the land, perform the necessary work and add the Municipality's cost to the offenders tax roll, collecting these costs in the same manner as property taxes.
5. Anyone served in writing with a violation of the provisions of this by-law may within fifteen days of service of this notice voluntarily pay the fine set out in the notice to the Municipality. In the event that the fine is not voluntarily paid, the fine, exclusive of costs, is recoverable under the Provincial Offences Act.
6. Notice of violation shall be in a standard form approved by Council and may be served personally or by registered mail in which case service shall be deemed to be on the fourth day after mailing.
7. This by-law shall come into force and take effect on the date that it is finally read and passed by the Council of the Municipality of Central Manitoulin.

READ a first and second and third time and passed in open Council on this day of 2015.

Clerk

Mayor

I, _____, Clerk of the Municipality of Central Manitoulin do hereby certify, that the foregoing is a true copy of by-law number 2015-10, passed by the Council of the Municipality of Central Manitoulin at its regular meeting held on the day of 2015.

Clerk

THE MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW NUMBER 2010-18

BEING A BY-LAW TO ADOPT A PRIVATE CONSTRUCTION OCCURRING ON MUNICIPAL PROPERTY POLICY TO REGULATE PRIVATE CONSTRUCTION ACTIVITIES ON ALL MUNICIPAL LANDS

WHEREAS Section 208(42) of the Municipal Act authorizes the Council of the Municipality of Central Manitoulin to pass by-laws that regulate activities on Municipal property.

THEREFORE the Council of the Municipality of Central Manitoulin enacts as follows:

1. That we adopt the PRIVATE CONSTRUCTION OCCURRING ON MUNICIPAL PROPERTY POLICY, as per attached Schedules "A" and "A-1" as the required procedure before any private construction begins on Municipal property.
2. Every person who contravenes any of the provisions of this by-law is guilty of an offence and on conviction is liable to a maximum fine of \$1000.00.
3.
 - (a) Anyone served in writing of a violation of the provisions of this by-law may voluntarily pay the set fine set out in the notice to the Municipality within fifteen days of service of this notice. In the event that the fine is not voluntarily paid, the fine, exclusive of costs, is recoverable under the Provincial Offenses Act.
 - (b) Notice of violation shall be in a standard form approved by Council and may be served personally or registered mail in which case service shall be deemed to be on the fourth day after mailing.
4. This by-law shall come into force and take effect on the date that it is finally read and passed by the Council of the Municipality of Central Manitoulin.

READ a first and second and third time and passed in open Council on this day of 2010.

Clerk

Reeve

I, _____, Clerk of the Municipality of Central Manitoulin do hereby certify that the foregoing is a true copy of by-law number 2010-18 . passed by the Council of the Municipality of Central Manitoulin at its regular meeting held on the day of 2010.

Clerk

THIS AGREEMENT MADE

BETWEEN:

**THE MUNICIPALITY
OF CENTRAL MANITOULIN**

HEREIN referred to as the Municipality

AND

HEREIN referred to as the Applicant

WHEREAS the applicant has requested permission to install a _____ located within the boundaries of Municipal property described as _____

NOW THEREFORE, the Municipality grants said permission provided that:

1. Application for permission to work on Municipal property must be made and approved prior to beginning any work.
2. The application will contain a site plan showing the proposed location of the installation, a timeline for completion and proof of insurance relieving the Municipality of any liability during the period of construction.
3. The applicant agrees to pay all expenses incurred while making an installation across or on Municipal property and to restore said property to its original condition or better upon completion of installation. (To be approved by Municipality)
4. The applicant agrees that any future expenses for relocation or repair of said installation shall be borne solely by the applicant.
5. The applicant agrees that the Municipality will not be held responsible now or at any time in the future for damage occurring to this installation or any associated connections.
6. The applicant agrees that the installation shall be made within a conduit of sufficient size and type to allow for replacement or repair without further disruption to the travelled portion of the roadway and satisfactory to the Municipality.
7. The location of the installation shall be clearly marked on site and this marking shall be regularly maintained to retain its original condition.
8. The parties agree that the agreement shall be binding upon the parties hereto, and their respective heirs, assigns, executors, administrators and successors.

IN WITNESS WHEREOF the parties hereto have caused their hands and seals to be affixed hereto.

Reeve _____

This is a certified copy of schedule

Clerk/CAO _____

'A' to By-law 2010-18 .

Applicant _____

Reeve _____

Dated this ____ day of _____, _____.

Clerk/CAO _____

Schedule "A-1" to bylaw 2010-18

Private Construction Occurring on Municipal Property Policy

Effective : Upon passing of By-law 2010-18

Not limiting the generality of this policy the installation of Hydro lines, water lines etc. on or across Municipal property will be considered only under the guidelines of this policy. In all cases the Municipality reserves the right to request relocation or removal of such installation should it become necessary, although it is recognized that this will only occur in extraordinary circumstances.

Installation of Hydro, Water lines, etc. across or on Municipal property shall meet the following criteria.

1. Application for permission to work on Municipal property must be made and approved prior to beginning any work.
2. The application will contain a site plan showing the proposed location of the installation, a timeline for completion and proof of insurance relieving the Municipality of any liability during the period of construction.
3. The applicant agrees to pay all expenses incurred while making an installation across or on Municipal property and to restore said property to its original condition or better upon completion of installation. (To be approved by Municipality)
4. The applicant agrees that any future expenses for relocation or repair of said installation shall be borne solely by the applicant.
5. The applicant agrees that the Municipality will not be held responsible now or at any time in the future for damage occurring to this installation or any associated connections.
6. The applicant agrees that the installation shall be made within a conduit of sufficient size and type to allow for replacement or repair without further disruption to the travelled portion of the roadway.
7. The location of the installation shall be clearly marked on site and this marking shall be regularly maintained to retain its original condition.
8. The parties agree that the agreement shall be binding upon the parties hereto, and their respective heirs, assigns, executors, administrators and successors.

This is a certified copy of schedule
"A-1" to By-law 2010-18.

Reeve _____

Clerk _____

THE CORPORATION OF THE TOWNSHIP OF CENTRAL MANITOULIN

BY-LAW NUMBER 2003-15

**BEING A BY-LAW TO ADOPT A CUSTODIAL CARE SHORELINE POLICY AND
REGULATE ACTIVITIES ON ALL LANDS RELEASED UNDER THE ONTARIO
MANITOULIN LAND CLAIMS SETTLEMENT, DECEMBER 5, 1990.**

WHEREAS Section 208(42) of the Municipal Act authorizes the Council of the Township of Central Manitoulin to pass by-laws that regulate activities on Municipal property.

THEREFORE the Council of the Corporation of the Township of Central Manitoulin enacts as follows:

1. That we adopt the Custodial Care Shoreline Policy Statement. as per attached Schedule "A".
- 2(a). That the following activities shall be prohibited on subject lands;
 - i) open fires
 - ii) littering
 - iii) camping
 - iv) conduct that would degrade the quality and tranquility of the life of adjacent land owners. this being in the eyes of a reasonable person.
- 2(b). Exceptions to this by-law shall be accordance with By-law 2002-16. being a by-law to regulate beaches and boat launches within the Township of Central Manitoulin.
3. Every person who contravenes any of the provisions of this by-law is guilty of an offence and on conviction is liable to a maximum fine of \$1000.00.
- 4(a). Anyone served in writing of a violation of the provisions of this by-law may voluntarily pay the set fine set out in the notice to the Township within fifteen days of service of this notice. In the event that the fine is not voluntarily paid, the fine, exclusive of costs, is recoverable under the Provincial Offenses Act.
- (b) Notice of violation shall be in a standard form approved by Council and may be served personally or registered mail in which case service shall be deemed to be on the fourth day after mailing.
5. This by-law shall come into force and take effect on the date that it is finally read and passed by the Council of the Township of Central Manitoulin.

READ a first and second time in open Council on this 5th day of May, 2003.

Clerk

Reeve

READ a third and final time and passed in open council on this 16th day of June, 2003.

Clerk

Reeve

I, Ruth Frawley, Clerk of the Township of Central Manitoulin do hereby certify, that the foregoing is a true copy of by-law number 2003-15 as amended, passed by the Township of Central Manitoulin Council at its regular meeting held on the 16th day of June, 2003.

Ruth Frawley

CUSTODIAL CARE SHORELINE POLICY STATEMENT

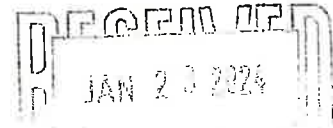
Whereas it is the decision of the Council of the Township of Central Manitoulin that it shall retain ownership of all subject lands released under the Ontario Manitoulin Land Claims Settlement dated December 5, 1990; being the land within the boundaries of the unopened shoreline road allowances only, and whereas they recognize that the adjacent landowners to the said lands have had historical use of said lands: it is the intent of Council to establish a policy of Custodial Care.

It is Council's intent to ensure the continued use by the adjacent landowners while retaining the Township's right to designate or develop these lands. These landowners, who have in the past and who will continue to maintain such lands in a custodial manner, shall have certain control as to the use of such land.

The Council will support this policy by adopting a by-law that will address the use of these lands, but will in no way restrict the use of these lands for emergency boat access or use as a walking area for the public.

Further it is the policy of the Council that public areas be provided for picnicing, swimming, boat launching, etc. in such a manner that the public at large does not feel the need to encroach on the lands that are being maintained by the adjacent landowners.

**FROM: Steve Elliott and Sandra Bond (Residents on Lake Mindemoya)
Monument Road, Mindemoya, On**



**TO: Manitoulin Planning Board
40 Water Street Unit 1,
PO Box 240
Gore Bay, Ontario**

Re: 18 Tracy Road- File # SUB2023

**Attn:
Manitoulin Planning Board**

We are writing this letter in opposition to the proposed 39 lot subdivision on Tracy Road. Our motivation to speak up is driven by the negative impact the development will have on the future of Lake Mindemoya.

The current zoning for the property is rural/agriculture. The proposed subdivision area is in the rural zoned part of the property. An aerial view from google earth shows the actual footprint of the farm extends to the shoreline. The actual size of the farmland is more than double the size than is shown on the Central Manitoulin Zoning map. The agricultural footprint historically, has not changed for a very long time. The access to water is essential to this farmland. This farm has always relied on this shoreline area for agricultural use. The area along the shoreline should not be separated from the farmland as the existence of this farmland relies on the access to the water along the shoreline. To remove the historical access to the shoreline will lead to the "fragmentation and abandonment of existing agricultural uses" which is contrary to Official Plan Objectives in the District of Manitoulin Official Plan. The Official goal is to maintain and increase agricultural uses over the long term. If the water source is separated from the farmland, then abandonment is likely to happen. As well, the first 18 lots of this proposal are in this historical rural farmland area which was essential land for the agricultural operation. The proposed subdivision contradicts the official plan and goals.

A major concern is that the lake is at capacity. The connotations of "at capacity" can not be interpreted as that every available piece of shoreline be developed for the lake to be "at capacity". Future large-scale developments on the lake can not move forward until the capacity level is determined. The lakeshore of Mindemoya presently has a large development footprint including roadways beside the lake, residences on the roadways beside the lake, ever expanding trailer parks with outdated septic systems, cottages, and residences. Lake Mindemoya does not have any crown or public lands on the lake to protect it from overdevelopment. If there was a population density study along the lake it would show that this lake is "at capacity" Before the threshold of no return is crossed, it must be determined where the capacity is at now. The official plan states future seasonal residences must take in account the "interests of the people including the local residents and people who use the water body". The application does not address the "at capacity" issue that there will be no environmental impact on the lake which is not in the best interests of the stakeholders in the lake.

The issue of water quality in the present and future is very much related to the lake at capacity. If the present quality is suffering now, what will the future quality be like especially with global warming and not dealing with what's causing the problem now? There is not an up-to-date evaluation on water quality from a government agency.

It doesn't make sense to move forward with more development.

Lake Mindemoya is a unique lake with its clear blue waters. The lake provides drinking water to the community; feeds the Mindemoya river for the annual salmon and rainbow spawn; provides fish for the tourists, residents, and the indigenous community; and a variety of recreational/leisure activities. The lake is the lifeblood of the community. We must preserve it at all costs. The future water quality and capacity should be studied first.

Another specific feature of Lake Mindemoya is that it is shared with our neighbouring indigenous community.

As the lake is shared, the future health of the lake and ecosystem must be protected to ensure that the traditional hunting and fishing rights are respected. The recent archeological survey confirmed the existence of historical indigenous habitation on the proposed development site. The discovery of indigenous archeological sites is becoming rare as the large footprint of existing development around Lake Mindemoya has already destroyed the existence of possible sites. Before the last remaining large tracts of historical indigenous lands around Mindemoya are broken up, it is imperative that First Nations are consulted about future land use. The Official Plan states that for new lands expanded along the shoreline areas "will not negatively impact cultural heritage resources" Ultimately, the full authority to proceed should rest with the indigenous community.

The proposed subdivision application causes abandonment of functional farmland; does not address at capacity, water quality and ecological issues; does nothing to minimize the human imprint to lessen the ecological damage; and there is no buffering along the shoreline to protect the fragile environment and the wildlife.

We are all stewards of the land. We all share in the responsibility of protecting our water sources, the lands around the water and our way of life. The legacy of this board will be determined by how this proposed development and others like it are managed. If this development proceeds as is, what kind of precedent will be set for the few remaining large agricultural/rural plots of land on the lake.

Respectfully,

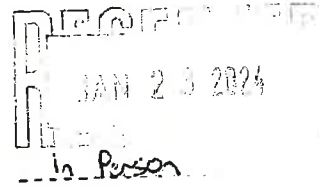
2.

Steve Elliott and Sandra Bond

January 30, 2024

Manitoulin Planning Board

Re: SUB 2023-01
Split Crow Partners Ltd c/o Lee Kieswetter
39 Lot Development Mindemoya Lake



Members of Planning Board

As you all are aware of the proposed subdivision development as mention above, I have the following response on behalf of the Deer Foot Trail and area Residents.

1. First of all no one is apposed to economic development, I for one agree. But any development should fit the criteria of the authorities, the public which Council represents needs to take the lead and do a proper analysis to see if it fits the municipalities needs for now and in the future, and keep the public informed with the whole process. The analysis should be conducted independently, and report on existing density, existing lot availability, existing water quality all Ministry requirements be it environmental, fisheries and review and recommend were development should or should not take place.

The urge to authorize this development based on tax revenue can be difficult to appose, but when a full picture is revealed the urge should disappear. When all issues of additional development on Lake Mindemoya appear a second look is needed. When we lose the fishery and the lake water quality the economic impact when fisherman abandon the lake and when the lake water quality diminishes all relate to loss of revenue and huge water treatment costs. This also affects the down stream river to Providence Bay, one of the largest spawning rivers in Central Manitoulin. Central Manitoulin needs to develop the bylaw requirements for larger scale developments.

2. Notification by the planning board and Central Council was extremely poor IE: planning board missed some residents within there 120 m notification zone and Central Manitoulin's notification was non existent.

- for a project of this size planning should have notified all persons on the lake not just the minimum distance that is required under normal circumstances. No planning board postings were evident in front of the property in question until January 11,2024

- Central Manitoulin should have advised all residents, be it by newsletter via the tax roll addresses, news paper adds etc.

In both cases transparency by all was extremely poor.

- why is this project looking for approvals when a large percentage of people are gone, makes me wonder was it a planned process to remove potential objections. Transparency again an issue Central should have recognized this and had the process delayed until summer.

3. Once the property sold to the existing Group, and rumours and statements from the owner circulated I spoke to the Municipality.

Statement was made its zoned Agricultural and one home is allowed and the farm house is it. I understand the Robertson family also inquired about development and they decided the cost of over \$ 150,000 non refundable was to extreme. Are the same no refundable costs apply to the new owner who has 39 lots proposed. The agricultural zoning map I saw at the Planning office doesn't represent the existing agricultural use, how did that get modified?

1.

4. The M'Chigeeng First Nation didn't receive notice, maybe due to Planning standards regarding distance to the development but should have done so in respect, nor did the Lake Mindemoya Stewardship group, a very important group who work tirelessly to bring lake water quality to us all.

5. Once I was made aware of the proposal by neighbours I decide to visit the planning office early January to ask about the development. The process was explained and I was shown planning documents one being the agricultural zoning for the property in question. I mentioned to the gentleman that it appeared the agricultural zone was wrong, it wasn't showing the actual extent of the active farmed area.

I have provided the drawing of the proposed development and a sketched that shows actual active farmed area. As you can see the better half of the propose development is in the active farmed area. The sketch I provided was verified on areal photos of the property that is part of the Mitigation report provided by the developer on Page 19..

The Agricultural Zone on its own should affect this application in a negative way. Why are we encouraging development on agricultural lands.

6. Central Manitoulin cannot continue to allow new development on lake Mindemoya other than on existing lots, until an analysis is done as far as quality of water and the determination of the limit capacity for development. The Lake Mindemoya Stewardship Group must be consulted.

7. Allowing this development will set the benchmark for further agricultural and rural lands surrounding the lake, this is precedence setting. A number of property splits have been allowed along Monument road over the very recent past I believe approximately 10 in total. Some of these properties slope severely to the lake with all drainage flowing unhindered to the lake. Why are we continuing to pollute the lake with added development. Proper development plans are a must to establish how much development should be allowed before its to late.

8. The existing lake development is at capacity and until a comprehensive study is done with all the authorities including the public no new development should be entertained, just as it was stated a short time ago development would be allowed on existing lots only. The study should also include the affect on the salmon and the trout spawning river that outlets at Providence Bay, the levels of contamination is significant and consequently will affect the spawning grounds and again the economic impact with the continued loss or reduction of the fishery.

9. Central Manitoulin must development a master plan for development in the Mindemoya area that would designate areas that are suitable for all types of uses including lake front residential, commercial and urban residential. Without a plan there is no sense to a knee jerk response to development that will come to haunt everyone in the future. Once the lake goes bad demand and property values will go down and so will taxes.

10. The extra traffic, will add to the maintenance effort of the municipality and the affect it will have to the public. Tracey Road and Monument Road will take the brunt of the traffic.

11. The proposal will not build out over night and according to Central Manitoulin bylaw will allow for trailers on the lots. These trailers could be there indefinitely, that would deflate values of the existing neighbourhood, all for the sake of profits to a developer.

13. The studies that have been provided by the developer are self serving and do not address the impact to the broader public and the lake. As the consultant indicated "the report is based on limited investigation" and was to "perform there work within limits prescribed by there client",. The report did indicate "several health related exceedances were noted in surface water sampling". General comments by the consulted Like "should be acceptable" is troubling!

14. The latest Lake Mindemoya report 2017 indicates a large reduction in the fish population, and has been declining for a number of years. Who knows what the status is now, do we want to have the fishery decline to a point that again has an economic impact to Mindemoya.

15. In summary, I ask that the Planning Board in the best interest of Lake Mindemoya and its residents put a hold on this application including any other current and future development proposals. As in the recent past development for the time being be allowed only on existing lots. This policy should be followed until proper land development plans, review the existing occupancy load on the lake and determine if the lake can sustain the existing development we have including the diminishing fish habitat.

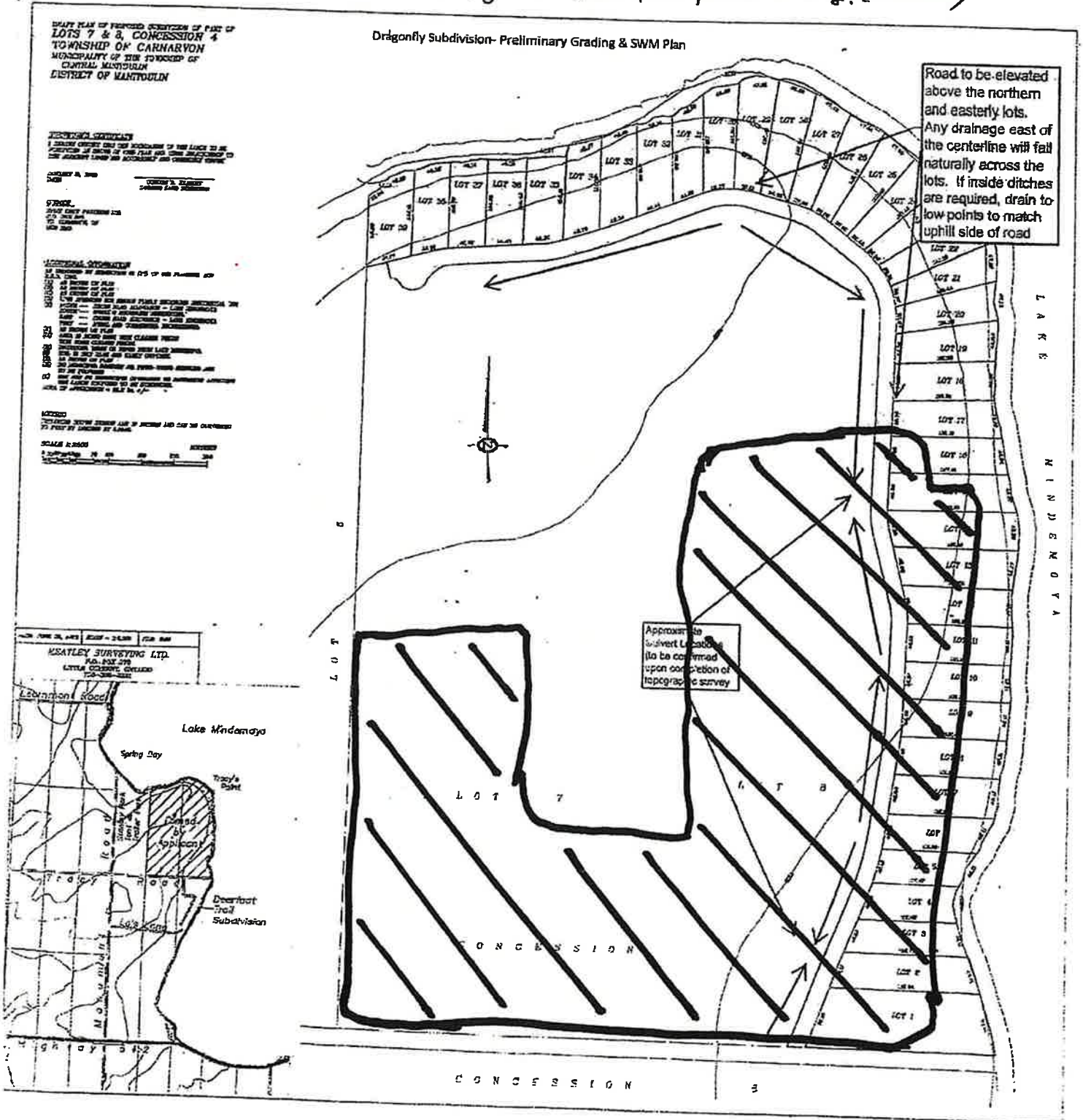
I would like to be advised of the outcome of submission SUB 2023-01

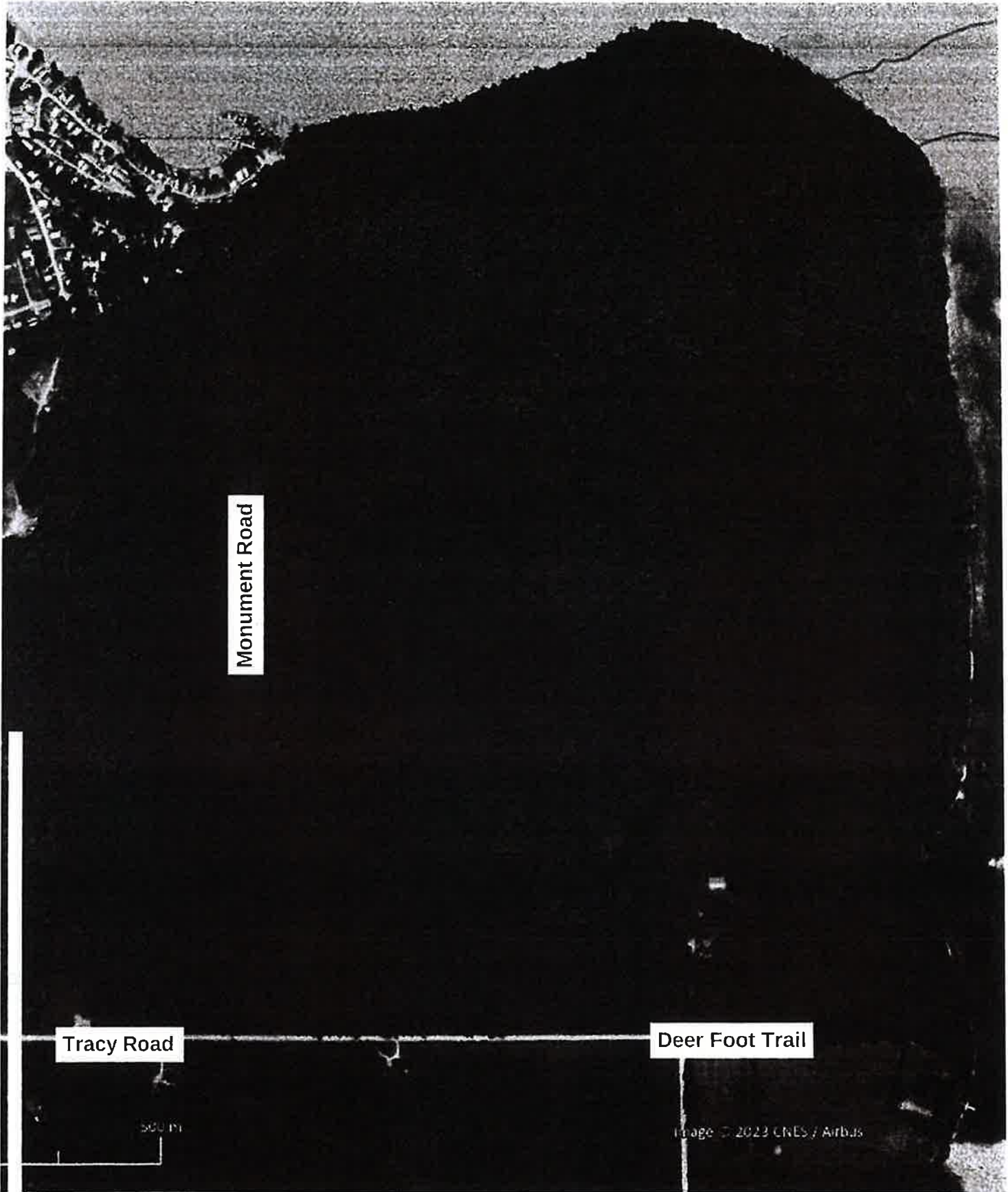
Thank You
Ken Rautiainen
70 Deer Foot Trail
deerfoot2021@gmail.com



Page 2, Mitigation Plan.
 Hatched Area shows existing
 active farm land, taken from
 aerial photo pg 19 hydrogeological study. (attached)

Jan 13/24





Monument Road

Tracy Road

Deer Foot Trail

500 m

Image © 2023 CNES / Airbus

exp Services Inc.
 Sudbury Branch
 T: +1.705.674.4401 | F: +1.705.674.5583
 385 Regent Street
 Sudbury, ON P3E 5M1
 Canada



Hydrogeological
 Study
 Page 19

No.	DESCRIP	R
	5	



		TITLE HYDROGEOLOGICAL STUDY SITE PLAN		PROJECT NO. SUD-23009743-A0	
DATE		DATE OCTOBER 2023		SCALE	
REVISIONS		DATE		REV. NO. 1	
No.	Description				

6

(17)