



DEDICATED TO THE PROTECTION
AND PRESERVATION OF OUR LAKE
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Attention: Mr. Rob Griffiths, Manager of Planning

Development Services - Planning Division
City of Kawartha Lakes,
180 Kent St. W., Lindsay, ON, K9V 2Y6

November 1, 2006

Rob;

Please find attached, general comments regarding the CoKL Official Plan
"Draft Comprehensive Zoning By-law"

As outlined in our (Sept. 6, 2006) letter to you regarding "Specific Lake
Policies for Four Mile Lake", it is the desire of Four Mile Lake Association
(FMLA) to have these policies included in the new OP and implemented in
the related sections of the CoKL Comprehensive Zoning By-law.

As you requested, attached are general comments for your consideration.
As you are aware, FMLA employed the expertise of Randy French (French
Planning) in the development of the "Specific Lake Policies" and in the
assembly of these "general comments". I hope that these are helpful, Rob.

We would be pleased to arrange a suitable time to meet with you, Rob, to
discuss our previous submission and our general comments, and to
confirm the intent of the Official Plan and its application to Four Mile Lake.
We would appreciate your advice to us, prior to your finalizing revisions to
the OP and Zoning By-laws.

Thank you for your continued attention to the issues and interests of Four
Mile Lake, Rob. Please call me directly if you have any further information,
or questions.

Sincerely,

Jim Russell, Vice President FMLA
[67 Highland Crescent, Cambridge, ON, N1S 1M1]

Brian Causton, President FMLA

[attachments]

1) Specific Lake Policies Implemented into Comprehensive Zoning By-law – The proposed “Specific Lake Policies for Four Mile Lake” (detailed in letter to R. Griffiths, Sept. 6, 2006) must be implemented into all areas of the formal Comprehensive Zoning By-law, in order to be effective, binding and enforceable. The Specific Lake Policies for Four Mile Lake should be reflected in language, in each of the appropriate specific parts of the Zoning By-law, including General (section 5), RR2 (Section 14), RU (Section 10), LSR (Section 19), LSSR (Section 20), RMH (Section 21), etc.

For example, the “Permitted Uses” for each of the zones in the Four Mile Lake area, should be amended to reflect the application to permitted uses in the proposed Specific Lake Policies for Four Mile Lake, as detailed in the letter to R. Griffiths, Sept. 6, 2006, page 3, “Waterfront Designation” paragraph (a) “Permitted Uses”. It is felt that this is an important action to ensure that these policies are appropriately reflected in the By-law that will be the enforceable vehicle for these articles.

2) General Provisions – Boat House (Paragraph 5.1.5.1; page 5-2) – It is considered that the proposed “minimum water setback of 5 meters” for a Boat House would impose an enlarged environmental encroachment. The current (Township of Somerville) By-laws allow for erection of a Boat House on the shoreline (without setback) but restricts the erection of the structure in the water. Accommodation of the proposed 5 metre setback would require the disturbance of the shoreline property (between the Boat House and the water), in order to provide access for the boats, etc., resulting in more disruption of the shoreline environment than necessary. Location of a Boat House closer to the shoreline (up to the high water line) would be a more environmentally friendly solution. It is recommended that the setback requirements for location of a Boat House remain as currently described in the Somerville Zoning By-laws.

3) Lot Coverage – It is proposed that, for all shoreline areas, the “Maximum Lot Coverage” be restricted to 15% of the total lot area. For example, the proposed “Maximum Lot Coverage” of 33% (LSR, paragraph 19.2.1.7) is not appropriate for shoreline applications, where a normal Ontario standard of 10% to 15% would be more appropriate. The similar conditions should exist for shoreline applications in all other zones, such as LSSR (paragraph 20.2.1.7), RR2 (paragraph 14.2.1.7), etc.

It is also proposed that the total coverage of shoreline buildings such as Boat House, Pump House or Docking Facilities (e.g.: paragraph 5.1.3) be restricted to “a maximum shoreline coverage of 25% of lot frontage”. This supports the practical protection of the environmental ribbon of life in the shoreline area by minimizing shoreline clutter and environmental disturbance. This is appropriate for shoreline applications.

4) Multiple Zones – The lands located in the NE area of Four Mile Lake (on east mainland shore, adjacent to the Island), in the general shoreline areas described as Lots 13 & 14, Concession 9 in the geographic Township of Somerville (see schedule 10) adjacent to Hemlock Drive (see area marked “A” on Attachment 1), are currently zoned with multiple zones, including a “ribbon” of EP zone along the shoreline of the lots. The proposed Draft OP (see schedule 10) and the Draft Comprehensive Zoning By-law (schedule A-7) does not seem to include this multiple zoning for these lots. This (approximately 30 metres) “EP

ribbon zone" should be maintained as-is, in order to preserve the environmentally sensitive region of Four Mile Lake.

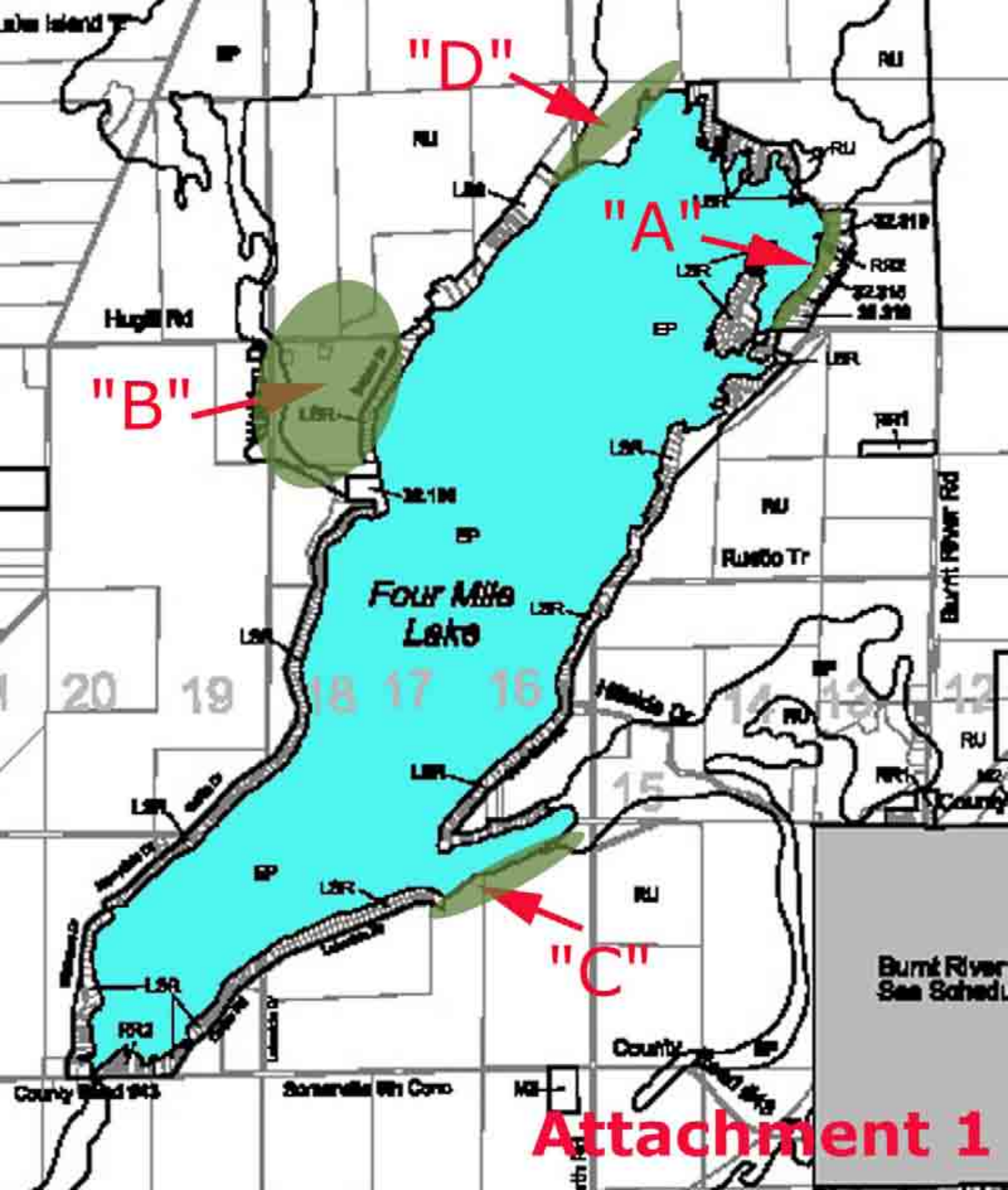
5) Permitted Uses – The application of general zoning regulations does not always relate appropriately to shoreline applications. For example, regulations for RR2 (Section 14), RU (Section 10), LSR (Section 19), LSSR (Section 20), RMH (Section 21), EP (Section 6), etc, allow for "Permitted Uses" including Agricultural (definition page 3-9), Private Parks (definition page 3-28), Public Parks (definition page 3-28). These uses are clearly not appropriate for shoreline areas around CoKL lakes and rivers. The environmental impact of such development uses near shoreline and watershed areas is severely detrimental and should be restricted. It is recommended that, "notwithstanding the provisions of the specific Bylaws, Agricultural, Public Park, Private Park, are not allowable Permitted Uses within 1000m of Waterfront designated (shoreline) property".

Additionally, the requirements for a "Minimum landscaped area" (e.g.: paragraph 19.2.1.9) are not appropriate to shoreline applications. The environmental impact of structured landscaping can be severely detrimental, and should not be encouraged or required by the By-law). It is recommended that this regulation be removed for Waterfront designated (shoreline) property.

6) Re-Mapping - the region on NW side of Four Mile Lake, near the Soap Lake watershed was mapped by Wilf Ruland, P.Geo (Hydrogeologist) in 2002 (contracted by FMLA) and provided to CoKL (letter to Richard Danziger, CoKL from Brian Woods, FMLA). We recommended at that time, that the properties surrounding the Soap Lake watershed (currently designated RU), near Beaver Drive (see area marked "B" on Attachment 1), be zoned to EP. (*Rob, we can provide the previously presented mapping information to you again, if desired*).

Additionally, the following areas of Four Mile Lake should be remapped to be zoned EP, as they represent important, unique environmentally sensitive regions that should be protected. Additional information regarding the uniqueness and critical nature of each of these areas can be provided to you, Rob, if required.

- On the southern shoreline of "the Arm", a bay on southeast side of Four Mile Lake (see area marked "C" on Attachment 1) should be zoned EP all the way to the shoreline.
 - On the northwestern shoreline of Four Mile Lake, south of the "Altberg Wildlife Sanctuary Nature Reserve" area (see area marked "D" on Attachment 1) should be zoned EP all the way to the shoreline.
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"D"

"A"

"B"

"C"

Four Mile Lake

Attachment 1