



**Department:** Planning Department  
**Staff Name:** Sean O'Callaghan, Planner  
**Date:** 05 Sep 2024  
**Report Number:** Report PL-079-24  
**Subject:** Zoning By-law Amendment Application – Kegel.  
AH-ZBA-009/24  
Part of Lot 15, Concession 8  
Geographic Township of Stanhope

**Purpose:**

The purpose of this report is to provide Council with information on Zoning By-law Amendment application AH-ZBA-009/24.

**Background:**

The subject lands are approximately 5.8ac (2.3 ha) with 110m (360ft) of frontage via an unnamed right-of-way.

The surrounding uses are generally Shoreline Residential, Rural, Recreational Commercial and Industrial. The lands are currently developed with several accessory structures and a hobby farm. The principle dwelling recently was razed by fire and the applicants are in the process of rebuilding.

A By-law complaint regarding the hobby farm was received and staff investigated the matter accordingly. The applicants believed their property to be Zoned Rural and were in compliance with the Township Zoning By-law. Staff investigation into the matter determined the property was in fact Zoned Shoreline Residential Two and a hobby farm is not a permitted use.

The applicant is proposing to rezone the subject lands to Rural - Exception (RU- Exception). The exception would eliminate the following permitted uses of the Rural Zone Portable Asphalt Plant, Commercial Kennel and Group Home. The RU-Exception Zone would allow for the Hobby Farm use to remain and for an accessory dwelling to be constructed in the future.

**Discussion:**

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject property from the "Shoreline Residential Two (SR2) Zone to Rural - Exception (RU- Exception) Zone" to allow for a Hobby Farm and an accessory dwelling.

Notice of the rezoning was posted on the property, circulated to all property owners within 120 metres of the subject lands, posted on the Township's website, Circulated to all prescribed agencies. Several letters of objection have been received and are attached.

### ***Provincial Policy Statement 2020***

The subject lands are considered Rural within the Provincial Policy Statement, 2020 (PPS).

The Application for a Zoning By-law Amendment is consistent with the PPS.

### ***Township of Algonquin Highlands Official Plan***

The Official Plan designates the property as Rural and Waterfront.

Section 5.2.1.1 notes The Waterfront designation applies to those properties that front on, are adjacent to, or have an influence on any lake or river, and generally includes patented property within 150 metres of the shoreline of a waterbody, as shown on Schedule "A", but does not include lands located within a Settlement Area.

The subject lands do not front onto Halls Lake but are within 150m of the Highwater mark. They are separated by a private road and a linear development of waterfront shoreline residential lots along the entire length of the subject property.

Section 5.3.2.1 details the permitted uses within the Rural Designation:

5.3.2.1 Permitted uses include:

- a single detached dwelling;
- a semi-detached or duplex dwelling;
- a hunt camp;
- accessory businesses including home occupations, home industries, and bed and breakfast establishments;
- agricultural uses;
- extractive operations;
- forestry uses;
- kennels;
- low intensity recreational activities;
- resource management uses;
- uses in connection with government utilities or departments, and,
- institutional and public uses.

Section 5.3.4 speaks to Agricultural Land uses:

#### **5.3.4 Agricultural Land Uses**

5.3.4.1 Agriculture is recognized as a traditional rural use which contributes to the character and landscape of the rural designation and supports a local food system. For the purpose of this Plan, agriculture is considered in a broad sense, and includes traditional agricultural uses as well as specialized or alternative operations such as maple sugar operations or hobby farms.



5.3.4.3 New agricultural operations will be encouraged in the rural area where:

- they are on a parcel of land which is of sufficient size; and,
- environmentally sensitive areas and heritage areas will be protected;

5.3.4.4 New land uses and lot creation will comply with the Provincial Minimum Distance Separation I formulae, however will not apply to the following:

- existing vacant lots;
- lots within a Rural Settlement Area;
- surplus farm dwellings; and
- agricultural-related uses.

5.3.4.5 New or expanding livestock operations will comply with the Provincial Minimum Distances Separation II formulae.

The proposed farm use will be required to adhere to provincial standards which given the area of land would restrict the number of livestock permitted on site to that of a hobby farm (Approximately 2 Nutrient Units).

The subject lands are surrounded by a substantial natural buffer to adjacent lands.

### ***Township of Algonquin Highlands Zoning By-law 2022-49***

The subject lands are zoned Shoreline Residential Type Two (SR2) according to the Zoning By-law 2022-49, Schedule M3.

The applicants are proposing to Rezone the subject Lands to a Rural – Exception RU-Exception) Zone to permit the existing hobby farm and to allow for the construction of an accessory Dwelling. The applicant has further revised their application to remove the following permitted uses from the RU zone:

- Portable Asphalt Plant;
- Commercial Kennel; and,
- Group Home.

### **Strategic Plan**

This report has a direct link to the following point of Council's Corporate Strategic Plan:

- **Growth and Development**
  - Provision of Attainable Housing.

### **Financial Impact:**

There is no financial impact associated with this report.

### **Recommendation:**

That Council acknowledges receipt of Report PL-079-24 regarding the rezoning of lands located at Part of Lot 15, Concession 8, geographic Township of Stanhope (Kegel) submitted by Sean O'Callaghan dated September 5th, 2024;

And That Council directs a by-law be tabled for consideration during its regular meeting.

**Respectfully submitted by:**

Sean O'Callaghan, B.U.R.PI, MCIP, RPP  
Planner

**Attachments:**

[ZBA 009 - Public Notice](#)

[ZBA-009 - Key Map](#)

[ZBA-009 - Cover Letter](#)

[ZBA-009-Application-Kegel Redacted](#)

[ZBA-009-Plan of Survey](#)

[ZBA-009 - County of Haliburton Comments](#)

[Letters of Objection Document 1](#)

[ZBA 009 - Zoning By-law](#)

[ZBA 009 - Schedule A to By-law](#)





**Notice of a Complete Application and Public Meeting  
Concerning a Proposed Zoning By-Law Amendment**

**Take Notice that** the Township of Algonquin Highlands has received a complete application to amend the Township's Zoning By-law. The site specific amendment applies to land located in Part of Lot 15, Concession 8, in the geographic Township of Stanhope, now in the Township of Algonquin Highlands. The civic address is 1572 Little Hawk Lake Road (see key map).

**Purpose and Effect:** The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject property from the "Shoreline Residential Two (SR2) Zone to Rural (RU) Zone".

**And Take Notice that** the Township of Algonquin Highlands will be holding a Public Meeting as required under the Planning Act. The Public Meeting is an opportunity for Council to hear and consider comments related to the proposed amendments. Any member of the public may speak in favour, or opposition to, the proposed amendments during the Public Meeting.

**Date and Location of Public Meeting (AH-ZBA-009/24)**

**Date:** Thursday, September 5<sup>th</sup>, 2024

**Time:** 9:00 am

**Location:** 1123 North Shore Road, Algonquin Highlands, Ontario.

Members of the public wishing to watch the meeting can do so by joining the live-stream link, available on the Township's website on the day of the meeting:  
<https://www.algonquinhighlands.ca/index.php>

Members of the public wishing to participate and make comment/speak at the meeting regarding the proposed amendments are required to pre-register by emailing [socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca) before 3:00 pm on September 3<sup>rd</sup>, 2024.

**Additional Information** regarding the proposed Amendment is available to the public for inspection at the Township Office located at 1123 North Shore Road in Algonquin Highlands by appointment. For more information about this matter, including information about preserving your appeal rights, contact the undersigned at [socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca) or by phone at 705-489-2379 ext. 324.

**Any person** can make written representation either in support of or in opposition to the proposed Zoning By-law Amendment.

**If a person or public body** would otherwise have an ability to appeal the decision of the Council for the Township of Algonquin Highlands to the Ontario Lands Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Algonquin Highlands before the by-law is passed, the person or public body is not entitled to appeal the decision.

**If a person or public body** does not make oral submissions at a public meeting, or make written submissions to the Council for the Township of Algonquin Highlands before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Lands Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you wish to be notified** of the decision of the Township of Algonquin Highlands in respect to the proposed Zoning By-law Amendment, you must submit a written request to the Township of Algonquin Highlands. For more information about this matter, including

information about preserving your appeal rights, contact the undersigned at [socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)

**Concurrent Applications:** The subject property is not currently subject to any other applications under the *Planning Act*.

**Accessibility:** The Township of Algonquin Highlands is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

**Privacy Disclosure:** As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e- mails or other communications (including your name and address) form part of the public record and may be disclosed/made available by the Township as deemed appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 16<sup>th</sup> day of August, 2024

Sean O'Callaghan, Planner

**Key Map  
AH-ZBA-009/24**





# Key Map AH-ZBA-009/24



July 18, 2024



To the Mayor, Council, Staff and of Algonquin Highlands.

From Tim and Laura Kegel, the property owners at 1572 Little Hawk Lake Road.

This letter is to ask for your support in our zoning change from SR2 to RU classification.

I have lived permanently in Algonquin Highlands for approx. 35 years and most of it on the proposed property and adjoining property. Approx. 10 years ago I purchased the property from my parents Joe and Suzie Kegel. At this time, we were told that we were RU zoning as I planned on starting a business at this property and wanted to make sure that I did my due diligence. These conversations with the current planner at the township and ultimately being told that I was zoned RU led me to start Kegel Heating out of my garage. A couple years later after the business had started to grow, I spoke with the township again regarding the installation of two shipping containers and was told that under the RU classification I could have them and what any setbacks were at the time. I then proceeded to have containers installed.

Approx. 7 years ago Laura and I started thinking of our long-term dreams for the property which included a secondary residence, cabin, and hobby farm with chickens and large gardens. Before starting this dream and the beginning of a large landscaping project on the property, we reached out to the township to talk about tree coverage, lot size coverage and building sizes. We had been assured by the township that all our dreams were possible and with the current zone of RU we just needed to save lots of money. Over the last seven years we have done approx. \$300,000 in landscaping and planting of an apple orchard and other fruit trees and berry bushes. We have also invested money and infrastructure in electric fences and other things for our pigs. Our intention for the property is to be able to raise or grow almost all our own food with extra for extended family and friends. We also enjoy this life and is our therapeutic activity from the joys of running a business.

Before ever considering and animals on the property (approx. 6 years ago) Laura and I had printed off and thoroughly read and highlighted the entire comprehensive by-law (approx. 100 pages) and another 139-page manual called "The Minimum Distance Separation (MDS) Document Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks". This manual is what the by law refers to regarding farms and hobby farms and how they can impact on environment and surrounding areas and waterways (lake). After a lot of research into this we got our first pigs and chickens. A year or so ago there was a concern brought up to the Ministry of the Environment by one of our neighbours that we have pigs and that it could be affecting the lake or surrounding areas. The Ministry had sent an expert field officer from the ministry to inspect the piggies. After his inspection of the property, he concluded that we did not have enough animals on our property to justify even looking at the MDS guidelines and that we would have to have dozens of chickens and 20 or more pigs to justify even doing the calculations. He also mentioned that one newly installed septic system on a waterfront (lake) lot would be more of an environmental concern than the 10 chickens and 8 pigs we had at the time and if we did

get more animals and abided by the MDS guidelines there would be no chance of an affect to the lake. The lower parts of our property is pure sand and silt. Before doing anything to the lower area me and a close friend that used to be prominent figure for the ministry of the environment dug test holes on the property. We found that the whole lower portion in pure sand and silt. Sand and silt are one of the best ground compositions you can have when filtering surface water, hence why sand is used in septic bed installations. After clearing the lower area, we bulldozed the topsoil layer off to expose the sand layer. This did two things; it allowed the water to start draining into the soil as fast as possible to lessen any chance of run off and it made this part of the property lower than any other part of the property so that run of is practically impossible to any adjoining property. In addition to this we also move our pigs to a new location every year so that any smell is kept to a minimum. Keep in mind that we live on the property and before recent events planned to build are future forever home in the lower part of the property approx. 100' from there pen.

Around May of this year is when all the commotion started,

There was a concern with the berm at the back of our property, specifically being a fire hazard (Ironically lol).. This Berm was built from mostly stumps and dirt from when we cleared the lower area. Because stumps are considered "Waste" they cannot be hauled off and just dumped anywhere. Seems crazy but that is the case. After getting quotes of tens of thousands to "dispose" of the stumps we decided to hire a local landscaping company that built the berm. The berm was built to a spec that puts the right amount of dirt and stumps and debris to make it safe. We also contacted Hydro for them to inspect and give their blessing on the berm. We still plan to add a little more dirt to the pile and put grass seed on it. Bylaw did inspect this and is now a non-issue. Well...some of the neighbors did not like this answer and furthered to read every part of the bylaw and zoning act and send in as many complaints as possible, I think in spite of being told that the berm could stay. One of the complaints "This year" was about the horrible smell coming from the free range, wandering pigs roaming our property. Numerous people have commented on how horrible this smell was, barely able to walk by the property. Funny thing is that we don't have any pigs this year and is no standing waste on the property....Maybe it was just their husband walking beside them...

As much as Laura and I did not need this added stress in our lives at the time I think it was great that brought it to our attention that we somehow had been switched from RU to SR2. Or was it that we were never RU but had been told all these years by the township that we were. To be honest I have no record anymore of the events with the township and am working 100% off memory. It may be in fact that it was RR or RU that we were classed as but it had Rural in the name and allowed us to do everything we were dreaming of. Laura and I operate a successful business in the area and though I am not perfect in every action I take I always do my due diligence before spending years and hundreds of thousands of dollars on a project.

After all of this I met with Sean O'Callaghan and explained the concern I had about how this change could have happened. He confirmed that we were in fact SR2 but did not know when or if a change in zone had ever occurred. Rather than get upset about the whole thing we questioned whether a zoning change could be done and how hard it would be. After Sean's advise we just decided to go through with the zoning change.

My Family and I have always been and plan to be a big part of this community and supportive to it in every way possible. I do not think we are asking for something crazy or out of the ordinary we would just like to be zoned what we have been told all these years that will allow us to carry out our long-term plans for the property. The Township has always been supportive and have always had an amazing relation with all parts of it. I ask that you support this zoning change.

We do realize that there have been some concerns about a few of the uses for RU and if it makes it easier for your decision to support and for some of the community to palate, we would be open to removing the following uses from the RU zoning. Asphalt plant, dog kennel, group home. We thought about adding cemetery to the list, but Laura says she may want to bury me on the property one day...hopefully not too soon. Or maybe a couple of the neighbors... 😊

I am not a scientist and have no formal education in planning but with my common sense and from what I have been told by many professionals in these areas is that there is no planning or environmental reason that RU should not apply to our property and that SR2 does not fit our property. Please also keep in mind that much of the directly surrounding properties are classed as RU and ironically owned by some of the neighbors contesting the zoning change. Also, ironic that two of the other neighbors contesting already have RU on the abutting property behind them.

Update....

We have recently talked to my sister and brother-in-law and when they part owned the property in the beginning with my father Joe Kegel the land was zoned RR. We will be investigating this at the land registry office and hoping there was just a mistake made during housekeeping of the planning schedules. If this is indeed the case, we will be asking that at a minimum that the zoning is returned to RR.

Thank you for your time in reading this letter.





The Corporation of the  
Township of Algonquin Highlands

**APPLICATION FOR ZONING BY-LAW AMENDMENT**  
Planning Act (R.S.O.), 1990 Chapter P.13

1123 North Shore Road,  
Algonquin Highlands, ON K0M 1J1  
Phone: (705) 489-2379 Fax: (705) 489-3491  
Web: www.algonquinhighlands.ca  
Email: socallaghan@algonquinhighlands.ca

Office Use Only

DATE RECEIVED: July 16/2024

FILE NO. AH-ZBA- 009 -24

DATE DEEMED COMPLETE: \_\_\_\_\_

**COMPLETENESS OF THE APPLICATION:** This application forms sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act. It also sets out other information that will assist the Township and others in their planning evaluation of the proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. If the requested information, including the plans and fee is not provided, the Township will return the application or refuse to further consider the application until the information, plans and fee have been provided.

**Application Fee Schedule:**

The applicant is responsible for all costs incurred by the municipality in processing the Zoning By-Law Amendment Application.

**Please Include ALL of the Following Documents:**

1. Application Fee (See Fees and Charges By-law)
2. Completed Application Form.
3. Survey showing the proposed buildings or structures, noting all lot dimensions, yards and setbacks.

**APPLICATION FORM:**

The undersigned hereby applies to Council for the Township of Algonquin Highlands under Section 34 of the Planning Act, for relief, as described in this application from By-Law 2022-49.

1. OWNER: Timothy + Laura Kegel  
ADDRESS: [REDACTED] POSTAL CODE: [REDACTED]  
HOME PHONE: [REDACTED] BUSINESS PHONE NO. [REDACTED]  
FAX: [REDACTED] EMAIL: [REDACTED]
2. AGENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
POSTAL CODE: \_\_\_\_\_  
HOME PHONE: \_\_\_\_\_ BUSINESS PHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_
3. MORTGAGE HOLDER: CIBC
4. Legal Description of Subject Land:  
Roll # 0003 - 30910 -  
Lot: 15 Concession: 8 Plan: \_\_\_\_\_ Part(s): \_\_\_\_\_  
Geographic Township: Stanhope

911/Civic Address of Property: 1572 Little Hawk Lake Rd.  
Present Official Plan Designation: Rural waterfront  
Present Zoning Designation: SR 2 + EP  
Proposed Zoning Designation: RU  
Existing Land Uses: (Give detailed description) Residential

Access to the subject land is by:

- ☐ Provincial Highway ☐ County Road ☐ Year Round Municipal Road  
☐ Seasonal Municipal Road ☒ Right-of-Way ☐ Water Access

Name of Road Shalom by the Lake

If the proposed access is by water, describe the docking and parking facilities to be used on the mainland \_\_\_\_\_

What is the distance to the mainland? \_\_\_\_\_

5. **Dimensions of Land Affected:**

Total Area: 5.8 Acres Area of Affected Lands: \_\_\_\_\_

Frontage on Water: 0 Frontage on Road: 100 meters

Average Depth: 220 m

6. **Description of Buildings on Subject Lands:**

NUMBER OF BUILDINGS ON SUBJECT LANDS: 2 YEAR OF CONSTRUCTION: 2010

USE(S): Residential GROSS FLOOR AREA: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

NO. OF STOREYS: \_\_\_\_\_ DWELLING UNIT AREA: \_\_\_\_\_ NO. OF PARKING SPACES: \_\_\_\_\_

NO. OF LOADING SPACES: \_\_\_\_\_ SETBACKS FROM FRONT LOT LINE: \_\_\_\_\_

SETBACKS FROM SIDE LOT LINE: \_\_\_\_\_ SETBACKS FROM REAR LOT LINE: \_\_\_\_\_

SETBACKS FROM CENTRELINE OF ROAD: \_\_\_\_\_

7. **Existing Uses of Subject Lands:** Residential

Length of time existing use has existed: 25 years approx.

8. **Proposed Uses of Subject Lands:** (give detailed description)

Residential

9. **Proposed Buildings for Subject Lands:**

USE(S): House (to be built again), Garden

GROSS FLOOR AREA(S): 1800 sq ft? HEIGHT: 16 ft? NO. OF STOREYS: 1  
NO. AND TYPE OF DWELLINGS: 1 House, 1 garage DWELLING UNIT AREA: \_\_\_\_\_  
NO. OF PARKING SPACES: 4 NO. OF LOADING SPACES: 0  
SETBACKS FROM FRONT LOT LINE: 50 ft SETBACKS FROM SIDE LOT LINE: 100 ft  
SETBACKS FROM REAR LOT LINE: 5 acres SETBACKS FROM CENTRELINE OF ROAD: 2.5 acres

The location of all buildings and structures including all yards and setbacks must be shown accurately on the survey illustrating existing locations of all buildings and structures and proposed locations of buildings and structures (please specify distance from side, rear and front lot lines).

10. If the proposed use is residential, please indicate the proximity to community facilities such as schools, parks etc.

20 kms from Schools, 1 km from park

11. Date of acquisition of land: 2015

12. Date of construction of all buildings and structures on subject land: 1998/99

13. **Existing and Proposed Servicing for the Subject Land:**

Water Supply (state whether existing or proposed)

- ☒ Drilled Well Existing  
☐ Dug Well \_\_\_\_\_  
☐ Community Well \_\_\_\_\_  
☐ Lake or River \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

Sewage Disposal (state whether existing or proposed)

- ☒ Private Septic Tank Existing  
☐ Pit Privy \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

14. Reason(s) for requesting change in Zoning and/or Official Plan designation:

No direct water access and large acreage lot.

15. Has the land been subject to an application made under the Planning Act for approval of a plan of subdivision or consent? ☐ Yes ☒ No

If yes, please give the file number and status \_\_\_\_\_

16. **Supplementary Information:** (to be attached to this application)

Planning staff and/or Council representing the Township may request additional material to enable the municipality to consider the application(s).

(I) KEY PLAN

1 copy of key plan, properly dimensioned and showing thereon:

- (a) boundaries of subject lands;  
(b) existing uses of all lands within 400 feet of the subject lands.

(II) SITE PLAN

1 copy of a site plan drawn to an appropriate scale, properly dimensioned and showing thereon:

- (a) boundaries of subject lands;  
(b) dimensions of all lots;



- (c) location and dimensions of all existing buildings, structures and uses;
- (d) location and dimensions of all buildings, structures and uses proposed on the subject lands together with dimensions of front, side and rear yards and distances between adjacent buildings;
- (e) location and dimensions of all proposed yards, landscaped open spaces, parking areas, loading spaces and driveways.
- (f) location of all natural features (watercourses, wetlands, woodlots, etc.) and artificial features (septic tanks, wells, railway lines, pipelines, culverts, etc.) on subject land and adjacent lands;
- (g) summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;
- (h) method of servicing subject land (public water, septic tanks, private wells);
- (i) location, width and name of any roads within or abutting the subject lands, indicating whether it is a public travelled road, an unopened road allowance, private road or right-of-way.

#### 17. Payment of Fees

As of the date of this application, the Owner/Applicant agrees to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Township of Algonquin Highlands during the processing of this application, in addition to any application fee set by the Township of Algonquin Highlands.

If a Ontario Land Tribunal Hearing is required, a deposit of Two Thousand Dollars (\$2,000.00) is required upon submission of the request for referral to the Ontario Land Tribunal. This amount shall be applied towards any costs incurred by the Township, during the preparation for this Hearing and during the presentation of the Township case at the Hearing. The Applicant acknowledges that this shall include, but may not be limited to:

- all fees and disbursements paid to the Municipal Solicitor and the Municipal Planner;
- all fees and disbursements paid to any expert witness; and
- all disbursements incurred by the Municipality.

The Owner/Applicant agrees to reimburse and indemnify the Township for all fees and expenses incurred by the Township to defend the application including any fees and expenses attributable to proceedings before the Ontario Land Tribunal or any court or other administrative tribunal. If such fees and expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the Township.

The Owner/Applicant further agrees that, upon request by the Township from time to time, the Owner/Applicant shall make such additional deposits as the Township considers necessary, and until such requests have been complied with, the Township will have no continuing obligation to attend or be represented at the Ontario Land Tribunal or any court or other administrative proceeding in connection with the application.

**Note:** All invoices for payment shall be sent to the person indicated in Section 1 of this application.

SIGNATURE OF OWNER

Date

July 16, 2024

Date

July 16, 2024

**CONSENT OF THE OWNER(S)**

The owner must also complete the following or a similar authorization attached to the consent application:

I/We, Timothy Kegel + Laura Kegel, being the registered owner(s) of the lands subject of this application for consent and, for the purposes of the Freedom of Information and Protection of Privacy Act, I/we hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/we also authorize and consent to representatives of committee of adjustment, municipal staff and/or any consultants/professional employed by the Township, for purposes of processing this application, entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.

For the purposes of the Freedom of Information and Protection of Privacy Act, I further authorize and consent to the use of my name in any Notices required under the authority of the Planning Act for the purpose of processing this application.

SIC

Date

July 16/2024

Date

July 16/2024

**OWNER'S AFFIDAVIT**

I, TIMOTHY + LAURA KECEL  
of the TOWNSHIP of ALGONQUIN HIGHLANDS in the  
COUNTY of HALIBURTON solemnly declare that all the  
statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and  
knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the TOWNSHIP )  
of ALGONQUIN HIGHLANDS )  
in the COUNTY of HALIBURTON )  
this 16 day of JULY )

2024

Sean Thomas O'Callaghan

a Commissioner, etc.,  
Province of Ontario,

A Commissioner for taking Oaths

for the Corporation of the  
Township of Algonquin Highlands

Expires December 1, 2024

**Authorization of Owner for Agent**

As dated, I/We are the registered owners of the lands described herein. I/We have examined the contents of this application, and certify it's correctness insofar as I/We have knowledge of the facts, and concur with the submission to the Council for the Township of Algonquin Highlands, by my/our agent.

SIGNATURE OF OWNER

Date

SIGNATURE OF OWNER

Date







**Sean O'Callaghan**

---

**From:** County of Haliburton Planning Services  
**Sent:** August 22, 2024 3:46 PM  
**To:** Lori L. Thomas; Sean O'Callaghan  
**Subject:** RE: Notice of Complete Application and Public Meeting - Proposed Zoning By-law Amendment

Good afternoon,

County staff have reviewed Zoning By-law Amendment Application number ZBA 009.

The County Official Plan provides policies for development in the Rural Area, which include the following:

3.3.3 states the following: "Although the County of Haliburton does not contain prime agricultural lands, planning considerations must be given to the agricultural uses, agriculture-related uses and on-farm diversified uses that exist in the County. New agricultural development will be supported. In order to protect and optimize these operations, and reduce any adverse impacts these operations may have on adjacent uses, local official plans shall have policies that establish Minimum Distance Separation (MDS) guidelines as specified by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). These guidelines will be used for new land uses, the creation of new lots, and new or expanding livestock facilities."

With respect to providing access to development on lands within the Rural Area, Section 3.3.6.5 states "Access to the development may be permitted from a public highway open and maintained on a year round basis and which is appropriate for the use proposed."

Further, Section 7.9.5 states that "New development along [private roads] will not be permitted". The subject lands front on Carey Ct and Deacons Trl, both being private roads.

Taking into consideration the above, the Township be satisfied that the proposal conforms to the policies of the County Official Plan (as well as any other policies and regulations).

Notice of decision is requested.

**Elizabeth Purcell, BES, MPA, MCIP, RPP**  
**Director of Planning**  
County of Haliburton

Phone: [REDACTED]  
Mobile: [REDACTED]  
[REDACTED]

**Sean O'Callaghan**

---

**From:** Aiden Serjeant [REDACTED]  
**Sent:** August 18, 2024 3:45 PM  
**To:** Sean O'Callaghan  
**Subject:** Objection to By-Law Amendment AH-ZBA-009/24

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

Sean,

With regards to the proposed Zoning By-law Amendment to rezone the subject property from "Shoreline Residential Two (SR2) to Rural (RU) Zone" I want to make it clear that we are strongly opposed to this proposal. The permitted uses of the RU zoning DO NOT suit the community or the neighboring properties. In fact, many of the permitted uses under the RU designation would be detrimental to both neighboring properties as well as property owners. Any attempt to rezone this property to RU would be considered poor planning.

Kindly notify me in writing of the final decision and keep me informed of any further proposals/developments regarding this property.

Sincerely,  
Aiden & Dianne Serjeant  
[REDACTED]

Name Richard Maxwell Morrow and Amlty Man Chun Lam

Address [REDACTED]

Date August 21, 2024

Sean O'Callaghan  
Algonquin Highlands Township  
1123 NorthShore Road, Algonquin Highlands

Dear Sean,

Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24

I am writing to formally lodge my complaint regarding the proposed rezoning of the property located at 1572 Little Hawk Lake Road. As a resident, property owner, and community member in the vicinity, I am strongly opposed and have serious concerns about the impact this rezoning could have on our lake and on our community.

The proposed rezoning from SR2 to RU Classification raises several issues that I believe have not been adequately addressed:

1. **Impact on Property Values:** Changing the zoning to RU may negatively affect the property values in the area. Many residents have invested significantly in our homes, and cottages based on existing zoning and a shift in zoning could lead to a decline in the desirability and value of our properties.
2. **Environmental Concerns:** The proposed rezoning may lead to increased pollution, noise, smell, and negatively impact the lakes and green spaces. Our community has a strong commitment to maintaining our environment, and this rezoning appears to be in direct conflict with these values. When I walk down Carey Close, the smell of manure was so bad it was unbearable. I felt like throwing up. The smell is present even when walking down the driveway to the cottage, you can still smell the manure. It is not healthy for any human being.
3. **Impact to the Lakes:** Numerous studies have indicated farms located near lakes do pose significant environmental concerns.
4. **Compatibility with Existing Community:** The proposed zoning change is not in keeping with the character of our neighbourhood, which is primarily a lake community with cottages and residential homes. Introducing an RU designation would alter the fabric of our lake community in a way that is unwelcome and potentially harmful.
5. **Lack of Public Consultation:** Many residents feel that there has been insufficient opportunity for public input on this matter (i.e. only given 20 days instead of the industry standard of 30 days, 1 sign posted in the neighbourhood with only 20 days' notice, no letters sent to residents, no posting in local papers). I urge the Planning Department to extend the consultation period and provide more opportunities for the community to voice their concerns.



Given these objections, I respectfully request that the Planning Department reconsider the proposed rezoning and take into account the potential negative consequences for our community. I strongly believe that preserving the current zoning is in the best interest of the residents and the future of our lake community neighbourhood.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be seriously considered in the final decision.

Sincerely,

Max Morrow and Amity Lam

[REDACTED]

[REDACTED]

## Sean O'Callaghan

---

**From:** Craig Campbell [REDACTED]  
**Sent:** August 21, 2024 10:47 PM  
**To:** Sean O'Callaghan  
**Subject:** (Revised) Objection to the Application for Zoning Amendment, from SR2 to RU, Kegel

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

Mayor, Members of Council and Staff, I would like to formally submit my objection to the Kegel application to amend the zoning from the current SR2 to RU, and I would request that this email form part of the public record.

My objections are based on the potential environmental impacts from the allowed uses in RU zoning and if permitted on the subject lands, that these uses would not conform to section 2.1.3 of the Townships Official Plan.

The land uses in the RU zoning are quite varying, to say the least. Ranging from agricultural, to commercial, to institutional and even includes an industrial use. Many of the uses, I believe, are inappropriate on the subject lands due to its relative location to Halls Lake, ground water sources for potable uses and to other conflicting land uses.

Agricultural, Equestrian and other uses allowed in the RU zoning are known to produce animal waste product that is stockpiled, stored untreated, and spread onsite. This outdated practice of handling animal waste product is a potential significant risk to Halls Lake water quality and to the ground waters sources in proximity to the subject lands, that are potable water supplies to many adjacent lands. This would then be in contradiction of section 2.1.3 of the Townships Official Plan, including the following subsections :

- **provide for the conservation of the natural environment**, including wetlands, woodlands, areas of Provincial significance, fish and wildlife habitat, lakes, rivers and streams, on an ecosystem management basis;
- **ensure that land use planning the Township contributes to the protection, maintenance and enhancement of water related resources and aquatic ecosystems, on an integrated watershed management basis**;
- **ensure that growth and development within the Township occurs in a manner that will minimize public health and safety issues, including the protection of human life and property from water related hazards** such as flooding and erosion;
- promote and encourage healthy, active communities;

Back in the 70s, there was an application before the previous municipality of Stanhope, who approved the application to intensify the use of the commercial lands, adjacent to the subject lands. There were numerous objections to the approval of this application from individual landowners from all around Halls Lake. They organized and funded an appeal to the Ontario Municipal Board (OMB). The OMB ultimately sided with those who objected for several reasons, one of which was the impact on water quality of Halls Lake. Expert witnesses provided evidence that the intensified use would result in increased nitrates and phosphates to Halls Lake that would then in turn increase the growth of microorganisms in the lake. This increased organic matter then increases the Biochemical Oxygen Demand of the waters. Essentially this means it would use up

too much of the lakes oxygen to digest all the additional microorganisms created by the increased nitrates and phosphates generated by the intensified use. This increased use of the oxygen in the lakes water, then depleted the oxygen needed for the native aquatic species, like fish and others. It is my opinion, that many of the allowed land uses in the RU zoning, if allowed on the subject lands, would have similar impacts on Halls Lake as the subject lands are directly adjacent to the lands that were subject to the OMB hearing and decision in the 70s.

The economy in the Township of Algonquin Highlands is primarily based on seasonal tourism, and sport fishing plays a key role in the attractiveness of the area to tourists. Anything that puts the fish population at risk not only has a negative environmental impact but also a negative social and economic impact and why the protection of the waters and fish population is supported by the Townships Official Plan.

In addition to the issue of the impacts on water quality of Halls Lake and the ground water, It is my understanding that the RU zoning permits a portable asphalt plant on site. This has got to be one of the most unfitting uses that could possibly be implemented adjacent to the existing land uses. The land uses on adjacent properties are primarily residential, consisting of seasonal cottages, some of which have been around for approximately 100 years, year-round residences and a commercial use consisting of a vacation resort/retreat. An asphalt plant has got to be the most conflicting land use that could possibly implemented on the subject lands. Why a zoning that contemplates so many uses that are agricultural, institutional and commercial, to then include an industrial use such as an asphalt batch plant is baffling to me and is simply just bad planning. I cannot believe any Professional Planner anywhere would agree that this use would be suitable at this location.

It is for these reasons I object to the application to amend the zoning of the subject lands from SR2 to RU due to significant negative environmental, social and economic impacts to the area. And these impacts would not conform to the Townships Official Plan and it would constitute bad planning to approve such land uses at this location.

Thank You,

C.A. Campbell  
[REDACTED]



**Sean O'Callaghan**

---

**From:** James Perkin [REDACTED]  
**Sent:** August 17, 2024 11:37 AM  
**To:** Sean O'Callaghan  
**Subject:** Zoning bylaw amendment

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

I strongly oppose the proposed zoning bylaw amendment AH-ZBA-009/24

James Perkin  
[REDACTED]

**Sean O'Callaghan**

---

**From:** Debbie palmer <[REDACTED]>  
**Sent:** August 20, 2024 8:14 AM  
**To:** Sean O'Callaghan  
**Subject:** Application to rezone 1572 Little Hawk Lk Rd- RU designation

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

Good Afternoon

I am concerned about the application to rezone property on 1572 Little Hawk Lake Road because of its implications both for neighbours abutting the property and water quality of the lake.

Rezoning the land from S2 to RU directly determines the kinds of permitted activities can be carried out, some of which will directly affect the neighbours of this property. While the current owner may state that he wishes to establish a small farm, or hobby farm now, the reality is that once the RU designation has been granted, it can be used for many other activities including Riding Stable, or commercial Kennels, both of which would significantly impact neighbours with animal noise and smell. It could be used for other purposes too, including a group home and a portable asphalt plant! These activities are not compatible with the existing community.

It is important to consider the impact of run-off from a farm which would increase the nitrogen and phosphate load in the lake. One of the biggest sources of nitrogen/phosphates is from agricultural activities. Run-off carrying nutrients to the nearby creek or lake, will contribute to algae growth and lower the oxygen level of the lake. Halls Lake is considered to be "at capacity" with people already reporting an increase in "slime" and algae growth. It is important to reduce nutrient loads to the lake and not approve activities which could elevate them.

Because of these concerns, I oppose the rezoning of this property.

Debbie Palmer  
[REDACTED]

## Sean O'Callaghan

---

**From:** Braden Neron - [REDACTED]  
**Sent:** August 24, 2024 7:19 AM  
**To:** Sean O'Callaghan  
**Subject:** Re application AH-ZBA-009/24

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

**Braden and Sarah Neron**

[REDACTED]  
**Dated Aug 24th 2024.**

**Sean O'Callaghan**  
**Algonquin Highlands Township**  
**1123 NorthShore Road, Algonquin Highlands**

Dear Sean,

**Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24**

I am writing to formally lodge my complaint regarding the proposed rezoning of the property located at 1572 Little Hawk Lake Road. As a [resident/property owner/community member] in the vicinity, I am strongly opposed and have serious concerns about the impact this rezoning could have on our lake and on our community.

The proposed rezoning from SR2 to RU Classification raises several issues that I believe have not been adequately addressed:

- 1. Impact on Property Values:** Changing the zoning to RU may negatively affect the property values in the area. Many residents have invested significantly in our homes, and cottages based on existing zoning and a shift in zoning could lead to a decline in the desirability and value of our properties.
- 2. Environmental Concerns:** The proposed rezoning may lead to increased pollution, noise, smell, and negatively impact the lakes and green spaces. Our community has a strong commitment to maintaining our environment, and this rezoning appears to be in direct conflict with these values.
- 3. Impact to the Lakes:** Numerous studies have indicated farms located near lakes do pose significant environmental concerns.



4. **Compatibility with Existing Community:** The proposed zoning change is not in keeping with the character of our neighborhood, which is primarily a lake community with cottages and residential homes. Introducing an RU designation would alter the fabric of our lake community in a way that is unwelcome and potentially harmful.
5. **Lack of Public Consultation:** Many residents feel that there has been insufficient opportunity for public input on this matter (ie. only given 20 days instead of the industry standard of 30 days, 1 sign posted in the neighbourhood with only 20 days notice, no letters sent to residents, no posting in local papers). I urge the Planning Department to extend the consultation period and provide more opportunities for the community to voice their concerns.

Given these objections, I respectfully request that the Planning Department reconsider the proposed rezoning and take into account the potential negative consequences for our community. I strongly believe that preserving the current zoning is in the best interest of the residents and the future of our lake community neighbourhood.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be seriously considered in the final decision.

Sincerely,

Braden and Sarah Neron

Sent from my iPhone

---

Name Barbara Lytollis

Address [REDACTED]

Date August 24, 2024

Sean O'Callaghan  
Algonquin Highlands Township  
1123 NorthShore Road, Algonquin Highlands

Dear Sean,

Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24

I am writing to formally lodge my complaint regarding the proposed rezoning of the property located at 1572 Little Hawk Lake Road. As a resident in the vicinity, I am strongly opposed and have serious concerns about the impact this rezoning could have on our lake and on our community.

The proposed rezoning from SR2 to RU Classification raises several issues that I believe have not been adequately addressed:

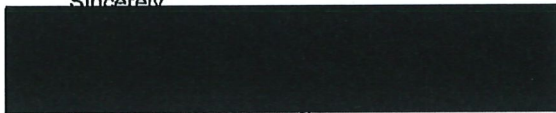
1. **Impact on Property Values:** Changing the zoning to RU may negatively affect the property values in the area. Many residents have invested significantly in our homes, and cottages based on existing zoning and a shift in zoning could lead to a decline in the desirability and value of our properties.
2. **Environmental Concerns:** The proposed rezoning may lead to increased pollution, noise, smell, and negatively impact the lakes and green spaces. Our community has a strong commitment to maintaining our environment, and this rezoning appears to be in direct conflict with these values.
3. **Impact to the Lakes:** Numerous studies have indicated farms located near lakes do pose significant environmental concerns.
4. **Compatibility with Existing Community:** The proposed zoning change is not in keeping with the character of our neighborhood, which is primarily a lake community with cottages and residential homes. Introducing an RU designation would alter the fabric of our lake community in a way that is unwelcome and potentially harmful.
5. **Lack of Public Consultation:** Many residents feel that there has been insufficient opportunity for public input on this matter (ie. only given 20 days instead of the industry standard of 30 days, 1 sign posted in the neighbourhood with only 20 days notice, no letters sent to residents, no posting in local papers). I urge the Planning Department to extend the consultation period and provide more opportunities for the community to voice their concerns.

I believe that this is a bad planning decision. I have been coming to Halls Lake with my family for over 60 years. It is a beautiful and pristine lake. I would hate to see this change. Algonquin Highlands has gone to great effort and expense to enact a septic review program to ensure ongoing lake health. On this basis I strongly oppose the by-law amendment AH-ZBA-009/24.

Given these objections, I respectfully request that the Planning Department reconsider the proposed rezoning and take into account the potential negative consequences for our community. I strongly believe that preserving the current zoning is in the best interest of the residents and the future of our lake community neighbourhood.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be seriously considered in the final decision.

Sincerely,

A large black rectangular redaction box covering the signature area.

Barbara Lytollis

A black rectangular redaction box covering the address area.



## Sean O'Callaghan

---

**From:** Bruce Green [REDACTED]  
**Sent:** August 24, 2024 3:43 PM  
**To:** Sean O'Callaghan  
**Cc:** Liz Danielsen; Sabrina Richards; Angie Bird; Dawn Newhook; Lisa Barry; Jennifer Dailloux  
**Subject:** Hall's Lake - Re Zoning Concerns

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

As a local cottager on Hall's Lake, I am writing to express my concerns over the proposed re zoning application for the Kegal property coming to council this Sept 5, 2024.

I understand an application is coming forward to change the Legal property from SR2 to RU which would significantly change the character of the area (noise, smell, ground contamination) and I believe have a negative impact on the natural health of the surrounding area including the water quality of Hall's Lake.

Prior to considering this application, it would be reasonable to have first completed a water quality and environmental assessment.

After reviewing the Algonquin Highlands Official Plan, a number of contradictions with this proposed change are clear especially section 5.2.1 which states:

### 5.2.1 Principles and Identification

5.2.1.1 The Waterfront designation applies to those properties that front on, are adjacent to, or have an influence on any lake or river, and generally includes patented property within 150 metres of the shoreline of a waterbody, as shown on Schedule "A", but does not include lands located within a Settlement Area.

5.2.1.2 The policies of this Plan are intended to ensure that development and **redevelopment** of property within the Waterfront designation occurs in an environmentally responsible manner, with regard for public health and safety.

### 5.2.2 Permitted Uses

5.2.2.1 The following uses may be permitted within the waterfront designation:

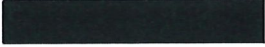
- recreational residential uses;
- commercial uses, limited to tourist, marina and waterfront contracting related uses;
- open space and conservation uses; or,
- waterfront landings.


If possible, could you please forward me a copy of the zoning amendment, read my letter and share concerns with other councillors and send me the final decision with rationale and justification.

I much appreciate your time and consideration as we all work to keep the Highlands thriving in a responsible, respectful manner.

Regards,

Bruce Green



JD & Cheryl Morrow  


Sean O'Callaghan  
Algonquin Highlands Township  
1123 NorthShore Road, Algonquin Highlands

August 25, 2024

**Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24**

Dear Sean,

We are writing to formally inform you that we are *not* in agreement with the proposed rezoning of the property located at 1572 Little Hawk Lake Road. As a property owner in the vicinity, we are strongly opposed to this rezoning and have serious concerns about the impact this could have on our lake, our environment and on our community.

The proposed rezoning from SR2 to RU Classification raises several issues that we believe have not been adequately addressed:

1. **Impact on the Environment:** The most concerning for us is the negative impact on the environment. Over the many decades of settlement, the community has been committed to the protection of the water quality and the health of our water environment; and subsequently the wildlife it supports. Equal to this is the protection of our green spaces and dedication to its health and preservation, and again, to the wildlife it supports. The proposed rezoning may lead not only to the degradation of what has been so cared for by many generations of families, but also to increased pollution including noise and odour, which residents will verify have already been issues arising from this *residential* property. Our community has a uniquely strong commitment to maintaining our environment, and this rezoning appears to be in direct conflict with these values.
2. **Impact to the Lakes:** Numerous studies have indicated farms located near lakes do pose significant environmental concerns. Runoff from farms can carry chemicals, pathogens and bacteria, as well as nitrogen and phosphorus. This has the potential to make water toxic to wildlife and people and can create dead zones, which negatively impact wildlife and the health of the water and the lake bed. Farms are noted to be one of the main sources of nutrient pollution flowing into lakes.
3. **Impact on Property Values:** Changing the zoning to RU may negatively affect the property values in the area. Many residents have invested significantly in their homes and cottages in time, money and in many cases to the preservation of their heritage, based on existing zoning. This proposed shift in zoning could lead to a decline in the desirability and value of our properties due to the multi-level pollution and environmental effects.



In addition to the ramifications of this proposed change, we are also concerned about:

4. **Compatibility with Existing Community:** The proposed zoning change is not in keeping with the character of our neighbourhood, which is primarily a lake community with cottages and residential homes. Introducing an RU designation would alter the fabric of our lake community in a way that is unwelcome and potentially harmful.
5. **Lack of Public Consultation:** Many residents feel that there has been insufficient opportunity for public input on this matter (ie. only given 20 days instead of the industry standard of 30 days, 1 sign posted in the neighbourhood with only 20 days notice, no letters sent to residents, no posting in local papers). I urge the Planning Department to extend the consultation period and provide more opportunities for the community to voice their concerns.

Respectfully, we are thinking a hobby farm may not lend enough importance to harm a lake environment, cut down forest spoiling green space, cause pollution, devalue our properties and upset an entire community. There are other more appropriate/environmentally safer places away from water, home and recreational properties to create a farm.

Given these objections, we respectfully request that the Planning Department reconsider the proposed rezoning and take into account the potential negative consequences for our community. We feel that rezoning would not be a good planning decision. We strongly believe that preserving the current zoning is in the best interest of the environment, residents and the future of our lake community neighbourhood.

In a time where the world is increasingly attuned to the urgent need to preserve the environment, it would behoove us to play our part here and deny this proposal, regard previous local precedents where rezoning was denied, and protect, preserve and be responsible our piece of the world; this community in this municipality.

Thank you for your attention to this matter. We look forward to your response and hope that our concerns will be seriously considered in the final decision.

Sincerely,

*JD & Cheryl Morrow*

## Sean O'Callaghan

---

**From:** Sue Weir [REDACTED]  
**Sent:** August 25, 2024 4:36 PM  
**To:** Sean O'Callaghan; Liz Danielson; Sabrina Richards; Angie Bird; Dawn Newhook; Lisa Barry; Jennifer Dailloux  
**Subject:** Formal Objection to Proposed Rezoning of AH-ZBA-009/24

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

Sue Weir  
[REDACTED]

August 25, 2024

Sean O'Callaghan, Dawn Newhook

Algonquin Highlands Township  
1123 NorthShore Road, Algonquin Highlands

Dear Sean and Dawn,

**Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24**

I am writing to formally express my opposition to the proposed rezoning of the property, at 1572 Little Hawk Lake Road. As a longtime property owner in the area, I am concerned about the potential impact this rezoning could have on our lake, the wildlife, the fish, and our community. The proposed rezoning from SR2 to RU Classification raises several issues.

I am wondering if the planning department pursued the various studies to see what the impact would be. An environmental impact study and a water impact study should have been conducted before this was even considered.

Halls Lake has several spawning areas. We have both smallmouth bass and trout on our lake. Several spawning areas are right along the shore in front of my property and the property in question. We are considered a Natural Heritage Feature ( See Schedule C) for other wildlife. Some of these are considered endangered. An RU designation would impact these.

I am a lifelong swimmer. An RU designation and all that is possible with that designation would affect the quality of the water I swim in daily. Even a hobby farm will impact the lake as there is a stream that runs directly through the property and empties into the lake.

I am disheartened that the planning department has not reviewed all of the sections of their Official Plan to see that RU designation should not even be considered.

Given these objections, I respectfully request that the Planning Department reject the proposed rezoning and take into account the potential negative consequences for our community. I strongly believe that preserving

the current zoning is in the best interest of the lake, the wildlife, the residents, and the future of our lake community.

I am requesting that the letter be read at the council meeting when this Rezoning AH- ZBA-009/24 is discussed and I want this letter to be part of the official minutes.

Sincerely,

Sue Weir



August 28, 2024



Mr. Sean O'Callaghan - Planner  
Township of Algonquin Highlands  
1123 North Shore Road  
Algonquin Highlands, ON K0M1S0

RE: Proposed Zoning By-Law  
Amendment AH-ZBA-009/24,  
1572 Little Hawk Lake Road

Dear Mr. O'Callaghan

I am writing you in regard to the above referenced zoning change proposed for the property at 1572 Little Hawk Lake Road. The owner is proposing this change to Land Use RU from SR2 to allow for the development of a Hobby Farm, and for other purposes. I note that the reclassification to RU will allow for several farm animals described as "nutrient units" in the regulations. My property at [REDACTED] is in the middle of the water bay directly south of the subject property. I estimate that the distance from the subject property to the water's edge in our bay is only 200 meters. I also note that the topography of the area provides a direct path from the subject property to the lake for both surface runoff and groundwater. The "berm" constructed by the property owner is porous and will not prevent surface runoff from migrating onto the surrounding land.

My concern with the proposed rezoning is the adverse effect on the water quality of Halls Lake. As I'm sure you are aware, Halls Lake is fully developed and the water quality is maintained by limiting the nutrient load entering the lake. Allowing for a number of "nutrient units" on the subject property will adversely affect water quality by introducing both more nutrients and potential pathogens on the land surface and into the groundwater. I therefore strongly recommend that the Township not approve this proposed rezoning.

I also note that the Township has recently completed a comprehensive septic inspection program for all residences which required many owners (including me) to spend more than \$10K over the last 20 years to upgrade or replace septic systems in order to conform to current health standards. While this is a large expense, most owners understand that it is in support of the greater goal of preserving the water quality of the lake. Approval of the proposed rezoning to allow for a hobby farm which includes multiple farm animals directly contradicts that goal.

Thank you in advance for your consideration of this matter. I am unable to attend the scheduled Counsel Meeting on September 5th but I ask that this letter be read aloud along with others at the meeting. My contact information is as follows:



Cell:  
E-mail:



Please contact me directly with any questions or comments.

Regards,

John D. Sommer

Beth Carey



Monday August 26, 2024

Dawn Newhook  
Sean O'Callaghan  
Algonquin Highlands Township  
1123 NorthShore Road, Algonquin Highlands

Dear Dawn and Sean,

**Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24**

I am writing to formally lodge my opposition regarding the proposed rezoning of the property located at 1572 Little Hawk Lake Road. I am a fourth generation Halls Laker. My father and his father grew up on this lake. I have grown up on this lake and so have my two daughters. I know that everyone, residents and our council, want what is best for our lakes and for our community. When I look at the Algonquin Highlands Official Plan I am very concerned that this proposal goes against so many of the sections and sub sections. Let me point out just a few:

*In 5.2.1.1 The Waterfront designation applies to those properties that front on, are adjacent to, or have an influence on any lake or river, and generally includes patented property within 150 metres of the shoreline of a waterbody, as shown on Schedule "A", but does not include lands located within a Settlement Area. Not only is the land in question considered Waterfront, there is a stream that runs through the property and empties directly into the lake.*

**In 5.3 What is Rural Designation**

*5.3.1.1 The Rural designation applies to a substantial portion of the land in the Township and generally includes all lands that are not designated Settlement Area, **Waterfront** or Wilderness*

The proposed zoning change is inconsistent with the character of our neighbourhood, which is mainly a lake community consisting of cottages and residential homes. Implementing an RU designation would disrupt the essence of our community, bringing changes that are unwelcome and potentially harmful to the quality of lake, the spawning areas and wildlife.

Council is also responsible to:



*4.2.5.5.7 Council shall consult with the Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry as part of the development approval process for development applications on lakes listed in Section 4.2.5.5.6 to determine the appropriateness of the development proposed, and the need for the proponent to undertake an environmental impact study.*

*In addition to the habitat of threatened and endangered species, the Township contains other wildlife species for which significant habitat for these species will be protected. Species for which significant habitat is to be protected is identified within the Municipal Natural Heritage Register, with deer wintering areas and moose aquatic areas identified on Schedule "C"*

*4.2.7.2 An Environmental Impact Study (EIS) may be required prior to the consideration of a planning application involving lot creation or rezoning that would generally increase the intensity of use and/or development on the property, to confirm the actual presence, location, extent and significance of the habitat.*

*4.2.7.3 Development and site alteration shall not be permitted in significant wildlife habitat or on adjacent lands unless it has first been demonstrated by the submission on an EIS that there will be no negative impacts on the habitat or its ecological functions.*

Given this information and these objections, I respectfully request that the Council and the Planning Department reject the proposed rezoning and take into account the potential negative consequences for our community. I strongly believe that preserving the current zoning is in the best interest of the residents and the future of our lake, the fish and wildlife and the community neighbourhood.

I would like this letter to be read at the meeting and included in the official minutes of the council meeting in regards to the Proposed Rezoning of AH-ZBA-009/24. Thank you for your attention to this matter.

Sincerely,

Beth Carey

**Sean O'Callaghan**

---

**From:** Frank Ingram [REDACTED]  
**Sent:** August 26, 2024 1:43 PM  
**To:** Sean O'Callaghan  
**Subject:** Re: Presentation Letter

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

No it's just a document on Pages.

I'll try to transfer the presentation in an e-mail right now. Please let me know if that works.

Thanks

Good Morning Council:

Thank you for giving me the opportunity to speak regarding the proposed rezoning of 1572 Little Hawk Lake Road from "Shoreline Residential Two" (SR2) to "Rural" (RU). My wife and I are strongly opposed to this proposed amendment to the re-zoning of this property.

We reside at [REDACTED] Our cottage was built by my wife's grandfather in 1933. Our four granddaughters represent the fifth generation enjoying this very same cottage. My wife and I are seasonal residents who have lived here for six months of the year for the past fifteen years. We consider the Township of Algonquin Highlands our home, just as much if not more than our home in the City of Kawartha Lakes. We are proud to be part of the Halls Lake community and proud of our family heritage within this community.

We are strongly opposed to the proposed rezoning to 1572 Little Hawk Lake Road because of what it brings to this lake community. It is our understanding that the present owner is considering the establishment of a hobby farm ,including pigs. Our property at 1025 Deacon's Trail abuts west of 1572 Little Hawk Lake Road. Pigs were raised on this property last summer. We were subjected to the distinct and pungent odour of pig manure throughout the season. There were times when the offensive smell was so intrusive that we would have to go into the cottage and shut all the windows until the odour slowly dissipated. We don't want history to repeat itself, that being the rancid smell of pig manure.

Don't get me wrong.....we have nothing against farming. Both my wife and I grew up working on our family farms, but these farms were in a rural area, not in the middle of a lake community.

We are very concerned about what the future holds for this property if the present zoning of "shoreline residential two" is changed to "rural" and what will it bring to this lake community. We are concerned about the health of our lake, the wildlife that lives in an around our lake and the preservation of our shoreline. We want our four granddaughters

to be able to enjoy the quality of life that the lake and cottage have brought to our families for the past 91 years.

In conclusion, I respectfully ask council and the planning department to keep the zoning of 1572 Little Hawk Lake Road classified as "Shoreline Residential Two".

I thank you for your time and attention and hope that you will take our thoughts and concerns into consideration.

On Aug 26, 2024, at 1:37 PM, Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)> wrote:

It still wont open. Is it a PowerPoint?

Sean O'Callaghan, B.U.R.Pl., MCIP, RPP  
Planner  
Township of Algonquin Highlands  
1123 North Shore Road  
Algonquin Highlands, ON K0M 1S0  
P: 705-489-2379 Ext. 324  
F: 705-489-3491  
W: [www.algonquinhighlands.ca](http://www.algonquinhighlands.ca)

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

From: Frank Ingram [REDACTED]  
Sent: Monday, August 26, 2024 1:36 PM  
To: Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)>  
Subject: Presentation Letter

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the Help Desk if you require assistance.

Hi Sean :

I'll try again.

Let me know if it makes it or not.

Thanks



Frank

Aug. 26, 2024

Sean O'Callaghan - Planner  
Township of Algonquin Highlands

Re: Zoning By-law Amendment AH-ZBA-009-24

Dear Sean,

Unfortunately, we are unable to attend the Sept. 5<sup>th</sup> hearing in person. We wish to have our thoughts conveyed to the meeting by reading this and our other letter at the meeting, and we would like to be informed of the outcome. We would like to view the meeting on-line if that is available.

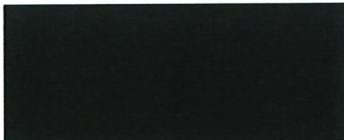
We oppose the proposed zoning by-law amendment that would change the property from SR2 to RU.

The reasons for the change as listed on the application are because it has no water access and it is a large acreage lot. According to the application, the property's current use is residential and its future use will continue to be residential after the existing home has been rebuilt. It was destroyed by fire this year. If there is an intention to use the property for RU purposes it should be stated explicitly in the application. If not, there is no need to change the designation. Our concern is that the RU designation will allow future possible uses that are not compatible with the current recreational use properties in the area, from industrial to hobby farm. The property is adjacent to SR2 properties on Halls Lake on its south and west borders, putting it about 200 to 300 feet from the water. In the official plan (5.2.1.1) waterfront properties generally include property within 150 metres of the shoreline which should include this property. In 5.2.1.2, The policies of this plan are intended to ensure that development and redevelopment of property within the waterfront designation occurs in an environmentally responsible manner, with regard for public health and safety. There has been much speculation as to intent of future use, however, according to the application there is no reason for council to approve a zoning change and until valid reason is specified and there is sufficient time for public review of that reason the amendment should be turned down.

Please do not allow this zoning change.

Respectfully,

Max Morrow and Amity Lam



RECEIVED AUG 26 2024

Name

PETER Mac GREGOR

Address

Date

AUG 22/2024

Sean O'Callaghan  
Algonquin Highlands Township  
1123 NorthShore Road, Algonquin Highlands

Dear Sean ,

Subject: Formal Objection to Proposed Rezoning of AH-ZBA-009/24

I am writing to formally lodge my complaint regarding the proposed rezoning of the property located at 1672 Little Hawk Lake Road. As a [resident/property owner/community member] in the vicinity, I am strongly opposed and have serious concerns about the impact this rezoning could have on our lake and on our community.

The proposed rezoning from SR2 to RU Classification raises several issues that I believe have not been adequately addressed:

1. **Impact on Property Values:** Changing the zoning to RU may negatively affect the property values in the area. Many residents have invested significantly in our homes, and cottages based on existing zoning and a shift in zoning could lead to a decline in the desirability and value of our properties.
2. **Environmental Concerns:** The proposed rezoning may lead to increased pollution, noise, smell, and negatively impact the lakes and green spaces. Our community has a strong commitment to maintaining our environment, and this rezoning appears to be in direct conflict with these values.
3. **Impact to the Lakes:** Numerous studies have indicated farms located near lakes do pose significant environmental concerns.
4. **Compatibility with Existing Community:** The proposed zoning change is not in keeping with the character of our neighborhood, which is primarily a lake community with cottages and residential homes. Introducing an RU designation would alter the fabric of our lake community in a way that is unwelcome and potentially harmful.
5. **Lack of Public Consultation:** Many residents feel that there has been insufficient opportunity for public input on this matter (ie. 1 sign posted in the neighbourhood with only 20 days notice, no letters to residents, no posting in local papers). I urge the Planning Department to extend the consultation period and provide more opportunities for the community to voice their concerns.



Given these objections, I respectfully request that the Planning Department reconsider the proposed rezoning and take into account the potential negative consequences for our community. I strongly believe that preserving the current zoning is in the best interest of the residents and the future of our lake community neighbourhood.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be seriously considered in the final decision.

Sincerely,



# Corporation of the Township of Algonquin Highlands

## By-Law 2024-

Being a By-law to Amend By-law 2022-49, as amended, being the  
Comprehensive Zoning By-law of the Township of Algonquin Highlands.

(Application AH-ZBA-009/24 - Roll No. 4621-003-000-30910)

**Whereas** on the 19<sup>th</sup> day of May, 2022, By-law 2022-49 was enacted to provide comprehensive zoning for the entire Township of Algonquin Highlands;

**And Whereas** it is deemed expedient to amend By-law 2022-49;

**Now Therefore**, the Council of the Corporation of the Township of Algonquin Highlands enacts as follows:

1. Schedule M3 to By-law 2022-49, as amended, is hereby further amended by changing the Shoreline Residential Two (SR2) Zone to Rural – Exception Eleven (RU-11) Zone on the property described as Part of Lot 15 Concession 8 (geographic Township of Stanhope), as shown on Schedule "A" attached hereto.
2. Section 5.3.3.11 Rural – Exception Eleven (RU-11) Zone of By-law 2022-49, as amended, is hereby further amended with the addition of the property as shown cross hatched in the attached Schedule "A";
  - Within the RU-11 Zone the following non-residential uses shall not be permitted:
    - Portable Asphalt Plant;
    - Commercial Kennel; and,
    - Group Home.

In all other respects, the provisions of the Rural (RU) Zone of By-law 2022-49 shall apply.


3. Schedule "A" is hereby declared to form part of this by-law.
4. This By-law shall come into force in accordance with the provision of Section 34(18) of the Planning Act.

**READ** a First, Second and Third time and finally passed this 5<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
Mayor Liz Danielsen

\_\_\_\_\_  
Clerk/Deputy CAO Dawn Newhook



 Shoreline Residential Two (SR2) Zone to Rural Exception Eleven (RU-11) Zone

Part of Lot 15, Concession 8  
Geographic Township of Stanhope  
Township of Algonquin Highlands

Kegel  
1572 Little Hawk Lake Road

This drawing is for illustration purposes only.  
For exact boundary interpretations, please contact the Township of Algonquin Highlands Planning Department.

**Township of Algonquin Highlands**  
**Stanhope – Schedule M3**

This is Schedule 'A' To By-Law NO. 2024- Passed This 5<sup>th</sup> Day of September 2024.

\_\_\_\_\_  
**Mayor Liz Daniels**

\_\_\_\_\_  
**Clerk/Deputy CAO Dawn Newhook**