

**Sean O'Callaghan**

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**From:** Elizabeth Purcell  
**Sent:** August 29, 2024 4:27 PM  
**To:** Sean O'Callaghan  
**Cc:** Cathy Howe  
**Subject:** RE: [REDACTED] Rd

Thanks for the clarification. It looks as though perhaps the landowner got their wires crossed as they came to us exclusively looking for zoning information dating back to when they severed, not actual details of their severance.

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

Phone: (705) 286-1333 ext. 222  
Mobile: (705) 457-5749  
[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

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**From:** Sean O'Callaghan <socallaghan@algonquinhighlands.ca>  
**Sent:** Thursday, August 29, 2024 4:25 PM  
**To:** Elizabeth Purcell <epurcell@haliburtoncounty.ca>  
**Cc:** Cathy Howe <chowe@haliburtoncounty.ca>  
**Subject:** RE: [REDACTED] Rd

Hi Elizabeth,

I directed [REDACTED] to the County for information on the severance of his property as we have limited records here but thank you for confirming the Zoning history as well.

Thanks,

Sean

**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)



**From:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>  
**Sent:** Thursday, August 29, 2024 11:01 AM  
**To:** Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)>  
**Cc:** Cathy Howe <[chowe@haliburtoncounty.ca](mailto:chowe@haliburtoncounty.ca)>  
**Subject:** [REDACTED] Rd

Hi Sean,

We have been contacted by the owner of the above noted address to confirm zoning on the property – it's my understanding that they previously spoke to you about it and were directed here.

Cathy is going to follow up with the owner, but also for your benefit as this is an active application at the Township, we pulled the Township's previous zoning by-laws and confirmed that the property appears to always have been SR2. If your office doesn't have copies of your old by-laws we could absolutely provide you with some that we have!

Hope this helps.

Thanks,  
Elizabeth

**Elizabeth Purcell**, BES, MPA, MCIP, RPP  
**Director of Planning**  
County of Haliburton  
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Minden, Ontario K0M 2K0  
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[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)  
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MY   
HIGHLANDS  
<https://myhaliburtonhighlands.com/>

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## Sean O'Callaghan

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**From:** Sean O'Callaghan  
**Sent:** November 22, 2024 4:30 PM  
**To:** Elizabeth Purcell  
**Cc:** Angie Bird; Gary Dyke  
**Subject:** AH-ZBA-009/24 [REDACTED]

Hi Elizabeth,

Further to phone conversation on November 20<sup>th</sup> and after consulting with Angie can you please confirm if the County will be providing revised comments in opposition to the proposed Zoning By-law Amendment or if the original comments that appeared to be in support of the application stand.

If you will be providing revised comments can you please indicate that they are revised from the original comments received on August 22<sup>nd</sup>, 2024.

As mentioned during our call the applicant is in the process of obtaining an Environmental Impact Study, Nutrient Management Plan and Manure Storage Plan. If the County will be providing revised comments in opposition I would like to notify the applicant ASAP so they can halt those efforts and re-evaluate how they wish to proceed with their application.

Thanks,

Sean

**Sean O'Callaghan**, B.U.R.Pl., MCIP, RPP  
Planner  
Township of Algonquin Highlands  
1123 North Shore Road  
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## Sean O'Callaghan

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**From:** Sean O'Callaghan  
**Sent:** November 28, 2024 12:44 PM  
**To:** Elizabeth Purcell  
**Subject:** RE: [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

Hi Elizabeth,

I am available to meet Friday next week.

Thanks,

Sean

**Sean O'Callaghan**, B.U.R.P.I., MCIP, RPP  
Planner  
Township of Algonquin Highlands  
1123 North Shore Road  
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---

**From:** Elizabeth Purcell <epurcell@haliburtoncounty.ca>  
**Sent:** November 28, 2024 9:14 AM  
**To:** Sean O'Callaghan <socallaghan@algonquinhighlands.ca>  
**Subject:** FW: [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

Good morning – see below; as this is a Township app, would you like to join the meeting?

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

Phone: (705) 286-1333 ext. 222  
Mobile: (705) 457-5749  
[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

---

**From:** Elizabeth Purcell  
**Sent:** November 28, 2024 9:14 AM  
**To:** [REDACTED]  
**Subject:** RE: [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

Good morning [REDACTED]

I'm available Monday, Tuesday morning or Friday if either of those days work. Please let me know

Thanks,  
Elizabeth

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

Phone: (705) 286-1333 ext. 222  
Mobile: (705) 457-5749  
[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

---

**From:** [REDACTED]  
**Sent:** November 28, 2024 8:38 AM  
**To:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>  
**Subject:** [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

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Hi Elizabeth,

Would you be available for a meeting with [REDACTED] and I in the next week or so to go over the recent changes in our application?

Thanks



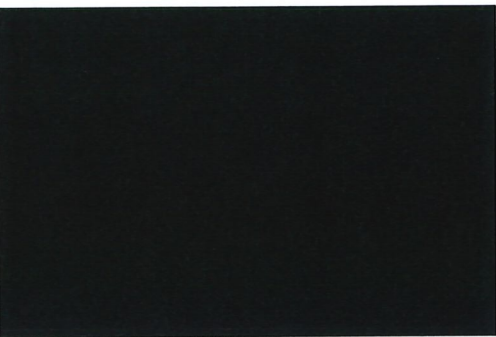
**Sean O'Callaghan**

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**From:** [REDACTED]  
**Sent:** December 5, 2024 8:54 AM  
**To:** Elizabeth Purcell; Sean O'Callaghan  
**Subject:** Re: [REDACTED] Road, Zoning By-law Amendment Application number ZBA 009

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Perfect thanks, see ya then



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**From:** Elizabeth Purcell <epurcell@haliburtoncounty.ca>  
**Sent:** December 5, 2024 8:37 AM  
**To:** [REDACTED] Sean O'Callaghan <socallaghan@algonquinhighlands.ca>  
**Subject:** RE: [REDACTED] Zoning By-law Amendment Application number ZBA 009

Yep – Sean's office in Algonquin Highlands. See you tomorrow.

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

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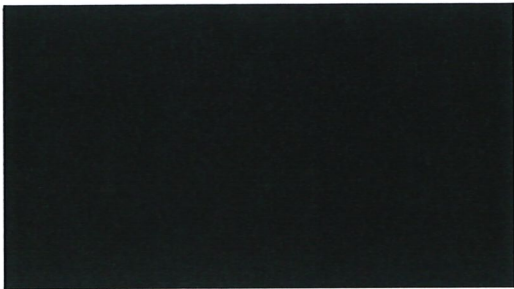
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**From:** [REDACTED]  
**Sent:** December 4, 2024 6:48 PM  
**To:** Elizabeth Purcell <epurcell@haliburtoncounty.ca>; Sean O'Callaghan <socallaghan@algonquinhighlands.ca>  
**Subject:** Re: [REDACTED] Zoning By-law Amendment Application number ZBA 009

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Seans office? or Minden?



---

**From:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>

**Sent:** December 4, 2024 5:56 PM

**To:** [REDACTED] Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)>

**Subject:** Re: [REDACTED] Zoning By-law Amendment Application number ZBA 009

Great! We'll meet at the township office

Get [Outlook for iOS](#)

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**From:** [REDACTED]

**Sent:** Wednesday, December 4, 2024 4:27:02 PM

**To:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>; Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)>

**Subject:** Re: [REDACTED] Zoning By-law Amendment Application number ZBA 009

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Hi Elizabeth, 10am would be great, thanks. See ya then

*Thank you,*



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**From:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>

**Sent:** December 4, 2024 3:29 PM

**To:** [REDACTED] Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)>

**Subject:** Re: [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

Hi there - would 10am work?

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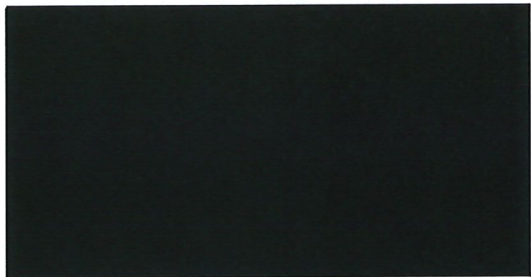
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**From:** [REDACTED]  
**Sent:** Wednesday, December 4, 2024 7:55:20 AM  
**To:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>; Sean O'Callaghan <[socallaghan@algonquinhighlands.ca](mailto:socallaghan@algonquinhighlands.ca)>  
**Subject:** Re: [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

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Hi Elizabeth and Sean,

Have you guys settled on a time yet for Friday? I will need to drive up from Barrie in the morning and just trying to plan my day. If you can let me know by tomorrow that would be great. Thanks



---

**From:** Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>  
**Sent:** December 2, 2024 2:32 PM  
**To:** [REDACTED]  
**Subject:** RE: [REDACTED] Zoning By-law Amendment Application number ZBA 009

Hello,

Apologies for the delay, the snow has thrown everything off the past few days on our end.

I think it would be best for Sean from the Township to also sit in on the meeting as it's a Township application. With that, would Friday morning work for you? It appears that is the only time Sean and I are both available this week.

Thanks,  
Elizabeth

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

Phone: (705) 286-1333 ext. 222  
Mobile: (705) 457-5749



[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

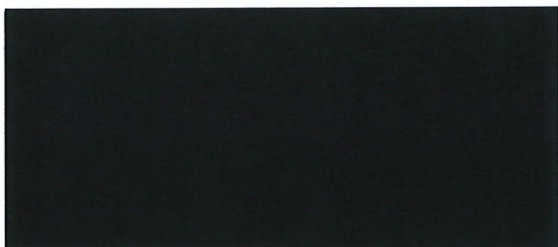
From: [REDACTED]  
Sent: November 28, 2024 1:09 PM  
To: Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>  
Subject: Re: [REDACTED] load, Zoning By-law Amendment Application number ZBA 009

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Hi Elizabeth,

Thanks for the quick reply. Monday morning would be great if that still works for you. What time is best for you?



---

From: Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>  
Sent: November 28, 2024 9:13 AM  
To: [REDACTED]  
Subject: RE: [REDACTED] Zoning By-law Amendment Application number ZBA 009

Good mornin [REDACTED]

I'm available Monday, Tuesday morning or Friday if either of those days work. Please let me know

Thanks,  
Elizabeth

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

Phone: (705) 286-1333 ext. 222  
Mobile: (705) 457-5749  
[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

From: [REDACTED]  
Sent: November 28, 2024 8:38 AM  
To: Elizabeth Purcell <[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)>  
Subject: [REDACTED] road, Zoning By-law Amendment Application number ZBA 009

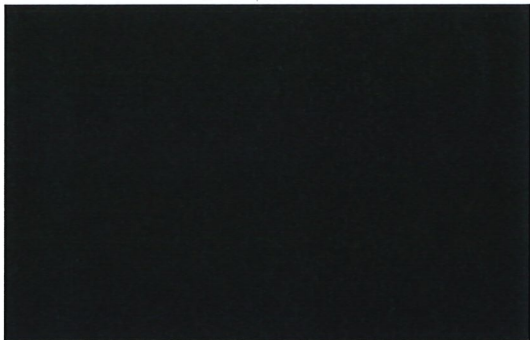
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Hi Elizabeth,

Would you be available for a meeting with [REDACTED] and I in the next week or so to go over the recent changes in our application?

Thanks



## Sean O'Callaghan

---

**From:** Elizabeth Purcell  
**Sent:** November 25, 2024 8:39 AM  
**To:** Sean O'Callaghan; Angie Bird  
**Cc:** County of Haliburton Planning Services; Dawn Mugford-Guay; Gary Dyke  
**Subject:** RE: Notice of Complete Application and Public Meeting - Proposed Zoning By-law Amendment - Revised County Comments

Good morning,

The following are the County's revised comments pertaining to Zoning By-law Amendment Application number ZBA 009. These comments are to replace those provided to Township staff on August 22, 2024.

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

Section 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". As the subject lands front on Carey Cl and Deacons Tl, both being private roads, the proposal would not meet the intent of the County's Official Plan. Direct access to a municipally maintained road is necessary to ensure that adequate access to rural properties can be achieved in times of emergency or for other purposes such as solid waste collection.

Taking into consideration the above, should Township staff wish to consider recommending approval of the proposed amendment, they should be satisfied that the proposal conforms to the policies of the County Official Plan (as well as any other policies and regulations), however it is County staff's opinion that the proposal does not.

Notice of decision is requested.

**Elizabeth Purcell, BES, MPA, MCIP, RPP**

**Director of Planning**

County of Haliburton

Phone: (705) 286-1333 ext. 222

Mobile: (705) 457-5749

[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

*Follow letter  
clarifying*



---

**From:** County of Haliburton Planning Services

**Sent:** August 22, 2024 3:46 PM

**To:** Lori L. Thomas <lthomas@algonquinhighlands.ca>; Sean O'Callaghan <socallaghan@algonquinhighlands.ca>

**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 CI and Deacons TI, 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: (705) 286-1333 ext. 222

Mobile: (705) 457-5749

[epurcell@haliburtoncounty.ca](mailto:epurcell@haliburtoncounty.ca)

---

**From:** Lori L. Thomas <lthomas@algonquinhighlands.ca>

**Sent:** Friday, August 16, 2024 9:24 AM

**To:** Lori L. Thomas <lthomas@algonquinhighlands.ca>

**Subject:** Notice of Complete Application and Public Meeting - Proposed Zoning By-law Amendment

Good morning

Please see attached Notice of Complete Application & Notice of Public Meeting for a Proposed Zoning By-law Amendment.

Lori Thomas  
Building and Planning Assistant  
Township of Algonquin Highlands  
1123 North Shore Road  
Algonquin Highlands, ON K0M 1S0  
P: 705.489.2379 Ext. 349  
F: 705.489.3491  
E: [lthomas@algonquinhighlands.ca](mailto:lthomas@algonquinhighlands.ca)  
W: [algonquinhighlands.ca](http://algonquinhighlands.ca)