



# Municipality of Dysart et al

135 Maple Ave., P.O. Box 389,  
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## NOTICE OF REFUSAL FOR A PROPOSED OFFICIAL PLAN AMENDMENT TO THE DYSART OFFICIAL PLAN BY THE CORPORATION OF THE UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD HARBURN, BRUTON, HAVELOCK EYRE AND CLYDE

By-law 2025-82  
File No. D08-OP-2025-001  
2463756 Ontario Inc. (Algonquin Gardens)

**Take Notice** that the Council of the Municipality of Dysart et al refused a request to amend the Dysart et al Official Plan, on September 23, 2025, pursuant to Section 22 (6.6) of the Planning Act, R.S.O. 1990, Chapter P.13.

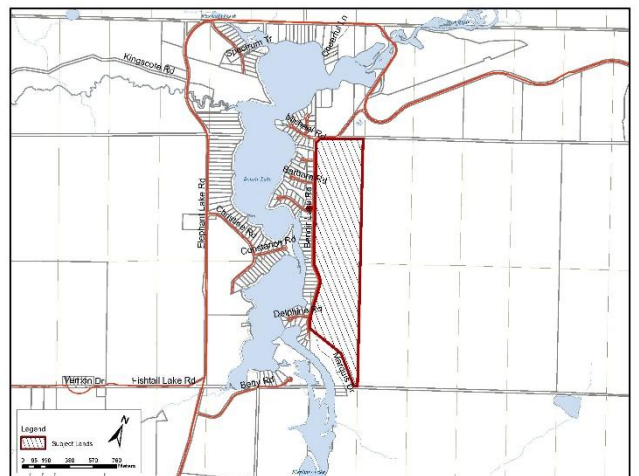
The site-specific amendment applies to land located in Part Lot 27 Concession 10, and Part Lot 27 Concession 11, in the Geographic Township of Harcourt, Municipality of Dysart et al.

**The purpose and effect** of the Official Plan Amendment was to redesignate the lands from Rural Areas designation to a Site-Specific Waterfront Residential Area policy designation with proposed access being gained through a common water access located in a separate phase and application.

**Council refused this application because** the proposal is not consistent with the Provincial Planning Statement, is not in conformity with the Municipal Official Plan and is not locally appropriate.

**In making their decision**, Council considered all written and oral submissions received regarding this application. In doing so it was Council's opinion that any/all comments were satisfactorily addressed. All comments and information presented helped Council to make an informed decision. All public written and oral submissions are attached with the notice.

**And take Notice** that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment application may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Dysart et al (Municipality of Dysart et al) as the Approval Authority or by mail or hand delivery to 135 Maple Avenue, Box 389, Haliburton, Ontario, K0M 1S0 no later than 4:30 pm on October 22<sup>nd</sup>, 2025. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day.



The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [mbishop@dysartetal.ca](mailto:mbishop@dysartetal.ca).

A copy of the Official Plan Amendment application and any additional information associated with it are available for inspection by contacting the Municipal Clerk.

A person or public body that requested an amendment to the official plan of the Municipality of Dysart et al may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the Municipality of Dysart et al.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested official plan amendment was refused, the person or public body made oral submissions at a public meeting, if any, or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.



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**Dated** this 2 day of October 2025  
Kris Orsan, Manager of Planning

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## RECORD OF ORAL AND WRITTEN SUBMISSIONS RECEIVED ON THE FILE

The following oral and written comments have been received:

#	Comment	Effect of Comment
1.	<p>Summary of Public Comments:</p> <p>A number of comments were received from residents, stakeholders, and neighbouring property owners expressing concerns regarding the proposed Official Plan Amendment and associated subdivision.</p> <p>The concerns raised can be summarized under the following key themes:</p> <p><b>1. Concerns regarding Scale of Development and Transparency:</b></p> <ul style="list-style-type: none"><li>Many residents expressed concern that the proposed development initially 63 lots, potentially expanding to over 1,200 units is far too large for the area and would drastically alter its character.</li><li>There was widespread frustration about the lack of communication and consultation, with some residents stating they were unaware of meetings and had to rely on gossip for updates.</li><li>Requests were made to be added to mailing lists and kept informed of all future decisions and applications.</li><li>Some questioned whether the term “seasonal homes” actually meant year-round residences and asked for clarification on the developer’s broader plans.</li></ul> <p><b>2. Concerns regarding Environmental and Wildlife Impacts:</b></p> <ul style="list-style-type: none"><li>The development area includes wetlands, marshes, and forested lands that are home to a wide range of wildlife, including species at risk such as loons, turtles, herons, bald eagles, and Algonquin wolves.</li><li>Residents described the area as ecologically sensitive and central to the health of the watershed, warning that once disrupted, these natural systems cannot easily be restored.</li><li>Concerns were raised about habitat loss, shoreline degradation, and the long-term impact on biodiversity.</li><li>Several submissions called for a comprehensive, peer-reviewed environmental impact study before any rezoning is considered.</li></ul> <p><b>3. Concerns regarding Lake Capacity, Boating Pressure, and Water Quality:</b></p>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Policy Statement, does not conform to the policies of the Municipal Official Plan, and had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li></ul>



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- Benoir Lake was repeatedly described as already at or over recreational capacity, with fears that additional boat traffic would worsen water quality and shoreline erosion.
- Residents were skeptical about the proposed limit of 10–12 boat slips, doubting that such restrictions would be enforced.
- There were concerns about sedimentation, algae blooms, and contamination from increased human activity and septic systems.
- Some questioned why Baptiste Lake was excluded from the boating capacity study, despite being part of the same watershed.

**4. Concerns regarding Infrastructure, Servicing, and Financial Burden:**

- Benoir Lake Road and surrounding gravel roads were described as inadequate for the volume of construction and residential traffic expected.
- The local landfill was said to be at or near capacity, and reopening an old landfill near sensitive water systems was strongly opposed.
- Residents raised concerns about hydro reliability, stormwater management, and the lack of emergency services, schools, and healthcare facilities to support the proposed population increase.
- Many feared that infrastructure upgrades would be funded by existing taxpayers without any benefit to them.

**5. Concerns regarding Developer Compliance and Enforcement:**

- Several submissions cited past violations by the developer, including unauthorized road construction, tree removal, and shoreline clearing that caused flooding.
- There was a general lack of trust in the developer’s ability to follow regulations, and concern that enforcement would be inadequate.
- Residents questioned who would monitor and ensure compliance during construction and long-term use.

**6. Concerns regarding Community Character, Quality of Life, and Tourism:**

- The area was described as a peaceful, low-density cottage community valued for its natural beauty and quiet enjoyment.



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	<ul style="list-style-type: none"><li>Residents feared that the development would bring noise, traffic, and pollution, permanently altering the character of the community.</li><li>Tourism was seen as dependent on the preservation of the natural environment, and overdevelopment was viewed as a direct threat to its appeal.</li></ul> <p><b>7. Concerns regarding Consultation with Indigenous Communities:</b></p> <ul style="list-style-type: none"><li>Multiple submissions noted that the Algonquin First Nation had not been consulted, despite the area being part of a land claim and traditional territory.</li><li>Residents called for meaningful engagement with Indigenous communities before any decisions are made.</li></ul> <p><b>8. Concerns regarding Water Access and Trespassing:</b></p> <ul style="list-style-type: none"><li>Many lots in the proposed development do not have direct access to Benoir Lake, raising concerns about trespassing on existing shoreline properties.</li><li>Questions were raised about how lake access would be managed and whether it would lead to conflict or environmental degradation.</li></ul> <p><b>9. Concerns regarding Construction Impacts:</b></p> <ul style="list-style-type: none"><li>Residents described the anticipated decade-long construction period as disruptive, citing noise, dust, and safety risks.</li><li>Heavy truck traffic was already causing damage to roads and erosion, and there were concerns about long-term impacts on local infrastructure and quality of life.</li></ul> <p><b>10. Concerns regarding Validity of Technical Reports:</b></p> <ul style="list-style-type: none"><li>Environmental and boating capacity studies were criticized as incomplete, biased, or misleading.</li><li>Some residents recommended that all assessments be authenticated by a neutral third party to ensure credibility and transparency.</li></ul>	
2.	<p><b>Donna Martin:</b> Expressing concerns with the proposed development.</p> <ul style="list-style-type: none"><li>Notice of Consultation: The resident indicated they were not informed about the Virtual Open House held on November 13, 2024, and questioned which properties received notice of the meeting.</li><li>Traffic and Access: Concern was expressed regarding the proposed access road to the development. The resident noted that a road clearing behind their property has already resulted in runoff and mud</li></ul>	<ul style="list-style-type: none"><li>Notice of the November 13, 2024 Open House was sent via Canada Post to all residences within 120 metres of the subject property. However, staff are unable to confirm why some of the notices may not have reached their intended recipients through Canada Post.</li><li>Council did not support the proposed Official Plan</li></ul>





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	<p>deposition onto Benoir Lake Road and adjacent properties during spring melt and heavy rain. They also questioned whether a traffic study has been completed to assess Benoir Lake Road's capacity to handle increased traffic.</p> <ul style="list-style-type: none"><li>• Lake Access: Concern was raised that the proposed properties on the east side of Benoir Lake Road would have no direct waterfront or lake access, as all shoreline properties are already privately owned. The resident asked how access to Benoir Lake would be addressed.</li></ul>	<p>Amendment, expressing concerns that it is not consistent with the Provincial Policy Statement, does not conform to the policies of the Municipal Official Plan, and had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</p>
3.	<p><b>Debbie and Peter Shilling:</b></p> <ul style="list-style-type: none"><li>• Please note we would like to be kept informed on what is happening on any future planning in our area, we were not informed back in <i>November 2024</i>.</li><li>• We feel there is a huge lack of communication and not happy that we have to hear from word of mouth in area, as mostly gossip. we are entitled to receiving all public information that will affect our property on benoir lake road. If we need to be added to another list for future planning and development, please consider this email as permission to include us in all future plans</li></ul>	<ul style="list-style-type: none"><li>• The Notice of Meeting dated September 23, 2025 was circulated in accordance with the requirements of the Ontario Planning Act. Properties located beyond the 120-metre circulation radius were not included in the distribution for this application.</li></ul>
4.	<p><b>Walt Sabadin and Yolanda Sabadin:</b></p> <ul style="list-style-type: none"><li>• increased traffic on Benoir Lake Road, many people walk on this road daily and children ride their bikes.</li><li>• where will the access to the water be located for these homes?</li><li>• are docks planned for this water access and will it affect the wetlands.</li><li>• currently at beginning of Marquis, (where the road is gated off, do to a stop construction order) this road has caused flooding and erosion on two properties across from it do to run off, how will this be repaired.</li><li>• there is a pond approximately at the beginning if Benoit Lake Road, will this be looked at to see if wildlife will be disturbed.</li><li>• what environmental concerns will this many residential units cause to the water table (septic, wells etc.)</li><li>• It seems that the proposed amount of units is high for the amount of property turning this area into a residential subdivision.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Policy Statement, does not conform to the policies of the Municipal Official Plan, and had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li></ul>
5.	<p><b>Shelley Pickard:</b></p> <ul style="list-style-type: none"><li>• Environmental Impacts: Potential negative effects on environmentally protected areas, wildlife, and endangered species, with reference to past unauthorized shoreline alterations by the proponent. Specific concern was raised for impacts on fish habitat, herons, turtles, and loons.</li><li>• Water Quality: Impacts from land modification, forest removal, and marshland alteration, which may affect water quality in connected lakes and rivers.</li><li>• Boat Traffic and Lake Capacity: Concern about increased boating pressure, noting that Benoir Lake is</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Policy Statement, does not conform to the policies of the Municipal Official Plan, and reflects many of the key issues raised through public written and oral submissions, including concerns related to environmental impact,</li></ul>



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	<p>already over capacity and that Baptiste Lake was not considered in the study. Question raised about whether new boat traffic would be limited to Elephant Lake.</p> <ul style="list-style-type: none"><li>• Scale and Feasibility of Development: Concern regarding the feasibility of a development of this scale (noted as over 1,200 lots), including the adequacy of local infrastructure, roads (Peterson Road, Highway 62), and services (employment, daycare, medical facilities). Question raised regarding whether the Municipality of Hastings Highlands has input into the proposal.</li><li>• Ongoing Engagement: Requested to be kept informed of any decisions or further information regarding the proposed development and related applications.</li></ul>	lake capacity, scale, and character.
6.	<p>Ralph, Meagan &amp; Marianne Schlottke: Overall Opposition and Phasing Concerns</p> <ul style="list-style-type: none"><li>• Oppose the amendment, noting that the current application is only phase one of a larger project.</li><li>• State that changing the designation to residential condominium is “the first step in a downward spiral.”</li><li>• Concern that 1,200+ lots across the three-lake chain would overwhelm the environment and community.</li></ul> <p>Environmental and Ecological Impacts</p> <ul style="list-style-type: none"><li>• Phase one lands include marshland, beaver ponds, protected green space, and a large cliff that contributes to spring runoff.<ul style="list-style-type: none"><li>◦ Removing vegetation will worsen spring flooding (notes Roads &amp; Works records of 2025 flooding repairs on Benoir Lake Road).</li></ul></li><li>• Local wildlife regularly seen on the property includes bears with cubs, deer, moose, Algonquin wolves, fishers, porcupines, bobcat, beavers, woodpeckers, pine marten, bald eagles, herons, ducks, and others—all would be displaced.</li><li>• Strong objection to development along the York River, where much of the shoreline is a grassy marshland/wetland.<ul style="list-style-type: none"><li>◦ Notes that in summer and fall the waterway is essentially a wetland, not open river.</li><li>◦ Concern over integrity of shoreline and lack of enforcement against dredging, docks, boating, and clearing.</li></ul></li><li>• Natural habitat of fish, birds, animals, and reptiles is in jeopardy, especially as much of phase one involves environmentally protected land.</li><li>• States that Benoir Lake is already at “capacity” and cannot absorb more ecological pressure.</li><li>• Notes that aquatic life (fish, turtles, loons) will be harmed by added recreational demand and shoreline disturbance.</li></ul> <p>Water Quality and Landfill Issues</p> <ul style="list-style-type: none"><li>• Object to the plan to re-open old landfill, which is too close to inlet waters of Benoir, Elephant, and Baptiste Lakes.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Policy Statement, does not conform to the policies of the Municipal Official Plan, and had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li></ul>



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	<ul style="list-style-type: none"><li>Concern that this poses additional risks to the already at-capacity lakes.</li></ul> <p>Infrastructure and Construction Impacts</p> <ul style="list-style-type: none"><li>Benoir Lake Road cannot survive a decade of heavy construction traffic.</li><li>Residents should not be subjected to the noise, mess, pollution, and safety risks associated with such prolonged construction.</li><li>Questions the credibility of the plan showing only 10 boat slips, expressing doubt this limit would be respected.</li></ul> <p>Public Consultation and Involvement</p> <ul style="list-style-type: none"><li>Hylands East, which is affected by the development, has not been properly involved.</li><li>Local residents and taxpayers feel they deserve to be involved and informed of all decisions.</li></ul> <p>Closing</p> <ul style="list-style-type: none"><li>Strong opposition expressed by both Ralph, Meagan &amp; Marianne Schlottke.</li><li>Urge Council to consider the legacy of permitting irreversible harm to sensitive lands, waters, and wildlife.</li><li>Request ongoing notification of decisions related to this file.</li></ul>	
7.	<p><b>Dawn and Kevin O'Neill:</b></p> <ul style="list-style-type: none"><li>The landfill plan to re-open the old (at capacity) landfill is too close to the inlet waters of Benoir, Elephant and Baptiste.</li><li>Benoir Lake is at "capacity" and more pressure on the delicate ecosystem can not be handled.</li><li>Natural habitat of fish, birds, animals and reptiles are in jeopardy, especially since most of the first phase proposal is environmentally protected land. What environmental assessments have even been done?</li><li>Benoir Lake road can not survive a decade of construction traffic of this magnitude, and the residents of this area should not be subjected to this noise, mess, and risk.</li><li>Access to the lake is stated to be in a very environmentally sensitive area where the plan shows only 10 boat slips. (Do you seriously want us to believe that this will be adhered to?)</li><li>1200 + lots added to the 3 lake chain will destroy any nature and animal life in the area, plus that added aquatic pressure will certainly destroy fish, turtle and loon populations.</li><li>Highlands East, which is certainly affected by this magnitude of a development, has not been properly involved in any of this, and the residents there deserve to be involved.</li><li>Some of this development is located on a river...I understand that there are different development rules in such a case?</li></ul>	<ul style="list-style-type: none"><li>Landfill assessment was completed to address no negative impact from Closed Landfill on proposed development.</li><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>No active application the 1200 + lots and not being considered as part of the OPA.</li></ul>





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	<ul style="list-style-type: none"><li>• 1000+ lots translates into potentially 4000+ residents...there is no infrastructure for this!</li><li>• Would like to be informed on decision.</li></ul>	
8.	<p><b>Susana Cofone, Susana &amp; Dale (Croft):</b></p> <p>1. Scale of Development &amp; Transparency</p> <ul style="list-style-type: none"><li>• Concern regarding the magnitude of the proposal (reported as 1,271 units including cottages and condominiums).</li><li>• Perception of limited information and lack of transparency in notices, making it difficult for community members to assess impacts.</li><li>• Requests to be properly notified of future meetings, decisions, or related applications.</li></ul> <p>2. Infrastructure Capacity &amp; Costs</p> <ul style="list-style-type: none"><li>• Roads: Gravel roads are unsuitable for the anticipated traffic; questions about paving, expansion, and cost-sharing.</li><li>• Servicing: Electricity upgrades, sewage capacity, and stormwater management identified as major unresolved issues.</li><li>• Public services: Concerns over adequacy of policing, hospital access, and emergency services.</li><li>• Parking and pedestrian safety: Potential overflow parking and lack of sidewalks.</li><li>• Waste management: Previous landfill closure raises concerns over disposal capacity and long-term maintenance.</li><li>• General concern that costs for infrastructure upgrades and maintenance will fall unfairly on existing taxpayers.</li></ul> <p>3. Developer Compliance &amp; Past Practices</p> <ul style="list-style-type: none"><li>• Alleged unauthorized driveway construction and tree removal without required permits.</li><li>• Violations of the Shoreline Tree Preservation By-law and Forestry Conservation By-law cited.</li><li>• Reports of environmental damage (e.g., flooding caused by clearing activities).</li><li>• Concern over developer's pattern of non-compliance with municipal by-laws and regulations.</li></ul> <p>4. Environmental &amp; Habitat Impacts</p> <ul style="list-style-type: none"><li>• Potential impacts to adjacent Algonquin Park and the Haliburton Highlands ecosystem.</li><li>• Risks to endangered and sensitive species (e.g., turtles, frogs, fish, birds).</li><li>• Concerns over loss of tree canopy, shoreline vegetation, and natural habitat corridors for wildlife.</li><li>• Calls for a comprehensive Environmental Impact Study to be completed, made public, and reviewed before consideration of rezoning.</li></ul> <p>5. Community Character &amp; Quality of Life</p>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li></ul>



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	<ul style="list-style-type: none"><li>• Anticipated increases in noise, congestion, and density negatively affecting rural character and enjoyment of existing properties.</li><li>• Concern that existing landowners will not benefit from the development but will bear increased costs and reduced quality of life.</li></ul> <p>We strongly urge the Municipality to deny the proposed Official Plan Amendment in its current form, citing infrastructure, environmental, compliance, and community character concerns. They request greater transparency, further public consultation, and comprehensive environmental review before consideration of any large-scale rezoning. Township, with no tangible benefit to existing residents, only costs, disruption, and environmental degradation. We expect full transparency, further public consultation, and meaningful environmental assessment before any such large-scale rezoning is considered.</p>	
9.	<p><b>Shelley Pickard:</b></p> <ul style="list-style-type: none"><li>• Director of the Baptiste Lake Association and resident on Baptiste Lake.</li><li>• While not a resident of the Municipality, the concern is that activities upriver will directly affect Baptiste Lake and its watershed.</li></ul> <p>Key Concerns:</p> <ol style="list-style-type: none"><li>1. Environmental Protection &amp; Compliance<ul style="list-style-type: none"><li>• Significant portions of the subject lands are identified as Environmental Protection.</li><li>• Concern that the developer has previously altered shoreline areas without authorization, raising doubts about compliance and enforcement.</li><li>• Potential negative impacts to wildlife, endangered species, and fisheries (e.g., herons, turtles, loons).</li></ul></li><li>2. Water Quality Impacts<ul style="list-style-type: none"><li>• Loss of forests, wetlands, and marshlands could negatively affect water quality throughout the watershed.</li><li>• Cumulative effects on the York River and connected lakes, including Baptiste Lake, were not fully assessed.</li></ul></li><li>3. Boat Traffic &amp; Lake Capacity<ul style="list-style-type: none"><li>• Development will add considerable boat traffic to Benoir and Elephant Lakes, with indirect impacts on Baptiste Lake.</li><li>• While the capacity study concluded Elephant Lake is not at capacity, it identified Benoir Lake as already over capacity and did not assess Baptiste Lake.</li><li>• Concern over how increased boat traffic will be managed and whether restrictions will be put in place.</li></ul></li><li>4. Scale, Feasibility &amp; Infrastructure<ul style="list-style-type: none"><li>• Strong concern over the feasibility of a 1,200+ unit development in this location.</li><li>• Local road network (e.g., Peterson Road, Highway 62) is inadequate for the anticipated traffic.</li><li>• Broader regional impacts noted, as access routes also run through Hastings Highlands—question raised as to whether that municipality will have input.</li><li>• Local economy and services (employment, daycare, medical facilities) are not equipped to support the scale of growth proposed.</li></ul></li></ol>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Policy Statement, does not conform to the policies of the Municipal Official Plan, and had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>



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	<p>The development raises significant environmental, servicing, and regional planning concerns.</p> <p>Requests to be kept informed of future decisions or related applications.</p>	
10.	<p><b>Callum Kirby:</b></p> <p>1. Lake Carrying Capacity</p> <ul style="list-style-type: none"><li>• Lakes already show signs of environmental stress during peak seasons.</li><li>• Concern that further development will degrade water quality, increase shoreline erosion, and intensify boating pressure beyond sustainable limits.</li></ul> <p>2. Infrastructure and Servicing Constraints</p> <ul style="list-style-type: none"><li>• Local landfill reported to be at or near capacity.</li><li>• Existing infrastructure (roads, emergency services, wastewater, and stormwater systems) is already strained at peak times.</li><li>• Concern that additional development would impose financial and operational burdens on the community without a clear servicing plan.</li></ul> <p>3. Environmental Protection &amp; Cumulative Impacts</p> <ul style="list-style-type: none"><li>• Incremental approvals may cause significant cumulative effects on wetlands, water quality, and wildlife habitat.</li><li>• Request for a comprehensive, science-based cumulative impact assessment, including lake capacity modeling, prior to approval of any up-zoning.</li></ul> <p>4. Quality of Life &amp; Tourism</p> <ul style="list-style-type: none"><li>• The community's economic base depends on healthy lakes and intact natural character.</li><li>• Overdevelopment is seen as a direct threat to both quality of life for residents and tourism appeal for visitors.</li></ul> <p>Requests/Recommendations:</p> <ul style="list-style-type: none"><li>• Deny the application as submitted, or defer until a full cumulative impact analysis and servicing/capacity plan is completed.</li><li>• Publish clear infrastructure and servicing strategies (solid waste, water/wastewater, roads, emergency services) to demonstrate how additional units would be accommodated.</li><li>• Ensure transparent and inclusive public consultation, with opportunities for both residents and non-resident stakeholders to participate.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
11.	<p><b>Marianne Schlottke:</b></p> <p>1. Environmental Impacts</p> <ul style="list-style-type: none"><li>• Environmental assessment does not adequately reflect the extent of marshland along the York River between Benoir, Elephant, and Baptiste Lakes.</li><li>• Concern that waterfront lots are located within wetland areas, raising enforcement issues over dock installation and long-term shoreline use.</li><li>• Potential impacts on wildlife, including bald eagles, with at least one nest reported in the area.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental</li></ul>



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	<ul style="list-style-type: none"><li>Concerns about water quality impacts from a proposed landfill site near Mink Creek/York River, with references to historical runoff issues.</li></ul> <p><b>2. Road Safety &amp; Traffic</b></p> <ul style="list-style-type: none"><li>Benoir Lake Road is heavily used by pedestrians and cyclists; a development of this scale would require widening, paving, and addition of sidewalks or bike lanes.</li><li>Concerns regarding years of heavy truck and construction traffic, creating safety, noise, and pollution impacts.</li></ul> <p><b>3. Infrastructure Capacity</b></p> <ul style="list-style-type: none"><li>Belief that local infrastructure is insufficient to support the proposed development, including waste management, hydro, schools, and hospitals.</li></ul> <p><b>4. General Opposition</b></p> <ul style="list-style-type: none"><li>Concern over Dysart's past inability to regulate road development on the subject lands.</li><li>Requests to be notified of all decisions and outcomes related to this application.</li><li>Plans to attend the September 23 Council meeting to voice concerns in person.</li></ul>	<p>impact, lake capacity, scale, and character.</p> <ul style="list-style-type: none"><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
12.	<p><b>Nikola Jovanovich:</b> Lake Carrying Capacity</p> <ul style="list-style-type: none"><li>Lakes already show signs of stress during peak seasons.</li><li>Concern that additional development would degrade water quality, increase shoreline erosion, and intensify boating pressure beyond sustainable limits.</li></ul> <p>Infrastructure and Services</p> <ul style="list-style-type: none"><li>Local landfill is reportedly at or near capacity.</li><li>Roads, wastewater, stormwater, and emergency services are already strained at peak times.</li><li>Concern that additional density without proven servicing capacity will transfer risks and costs to the broader community.</li></ul> <p>Environmental Protection &amp; Cumulative Impacts</p> <ul style="list-style-type: none"><li>Incremental approvals risk significant cumulative effects on wetlands, water quality, and fish/wildlife habitat.</li><li>Request for a comprehensive, science-based assessment (including lake capacity modeling and infrastructure servicing) prior to approval of any up-zoning.</li></ul> <p>Quality of Life &amp; Tourism</p> <ul style="list-style-type: none"><li>The local economy and visitor spending rely on healthy lakes and natural character.</li><li>Overdevelopment is viewed as a direct threat to both tourism appeal and community quality of life.</li></ul> <p>Requests/Recommendations</p> <ul style="list-style-type: none"><li>Application should be denied as submitted or deferred until a cumulative impact assessment and servicing plan are completed.</li></ul>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>





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	<ul style="list-style-type: none"><li>• Need for clear servicing and capacity plans covering solid waste, water/wastewater, roads, and emergency services.</li><li>• Request for transparent and inclusive public consultation, including opportunities for non-resident stakeholders.</li><li>• Emphasis that environmental protection and conservation should remain a top priority for Council over large-scale growth.</li><li>• Strong opposition expressed, with a request to add the submission to the public record and to be kept informed of all future meetings, reports, and decisions related to the file.</li></ul>	
13.	<p><b>Michele &amp; Michael McDonald:</b></p> <p>Key concerns include:</p> <p>Geographic Sensitivity &amp; Setting</p> <ul style="list-style-type: none"><li>• Lands are in a geographically sensitive and largely untouched area, bordered by Algonquin Park to the north and west and located 15–20 km from the nearest highways.</li><li>• Area is valued for its remoteness and natural beauty, drawing thousands of tourists annually.</li></ul> <p>Ecosystem Fragility &amp; Study Limitations</p> <ul style="list-style-type: none"><li>• Skepticism regarding the accuracy and adequacy of environmental studies prepared by the developer’s consultant.</li><li>• Belief that local ecological knowledge is lacking in the studies, leading to an underestimation of environmental impacts.</li></ul> <p>Wildlife &amp; Habitat Impacts</p> <ul style="list-style-type: none"><li>• Concern for turtle populations nesting along Benoir Lake Road and high mortality even under current traffic volumes.</li><li>• Fears that construction and future development traffic will worsen impacts on turtles.</li><li>• Stream and wetland habitats on site provide key wildlife habitat, including annual return of trumpeter swans, which would be disrupted by development.</li><li>• Concern that numerous species of plants and animals will be negatively affected.</li></ul> <p>Water Quality &amp; Lake Health</p> <ul style="list-style-type: none"><li>• Benoir Lake, part of a three-lake chain fed by the York River, is described as rich in aquatic life, with freshwater clams and crayfish noted as indicators of current water health.</li><li>• Concern that development would cause long-term harm to the lake ecosystem and its biodiversity.</li></ul> <p>Requests</p> <ul style="list-style-type: none"><li>• Formal opposition to the application.</li><li>• Request that this letter be added to the public record.</li><li>• Request to be notified of all meetings, reports, and decisions related to this and concurrent applications (D12-SB-2025-001 and D07-CD-2025-001).</li><li>• Council should look into circulation distance and increase for notices if they can.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
14.	<p><b>Rachel Gerber</b></p>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing</li></ul>





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	<ul style="list-style-type: none"><li>• Scale and feasibility: The proposed number of units is considered excessive for the area, which lacks the amenities and infrastructure to support such growth.</li><li>• Lake capacity and environmental impact: Benoir Lake is already identified as being at capacity. Additional recreational pressure and boat traffic across the lake chain (Benoir, Elephant, Baptiste) are expected to negatively affect water quality, fish habitat, and species such as turtles, loons, and other wildlife.</li><li>• Landfill proximity: Concerns were raised regarding the proposal to reopen the old landfill, which is near the inlet waters of the lake chain and could create risks of runoff and contamination.</li><li>• Construction impacts: Benoir Lake Road is not designed to withstand prolonged heavy construction traffic, creating concerns around safety, noise, and disruption for local residents.</li><li>• Environmental protection areas: Much of the land is identified as environmentally sensitive. Development, runoff, and long-term use are expected to significantly impact protected ecosystems.</li><li>• Boat access: The plan indicates 10 boat slips, but there is skepticism this will be enforced, raising concerns over additional aquatic pressure.</li><li>• Inter-municipal consultation: Hylands East is considered to be directly affected by the development but has not been adequately involved in the process.</li></ul> <p>The resident requests to be kept informed of any decisions regarding the application.</p>	<p>concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</p> <ul style="list-style-type: none"><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
15.	<p><b>Geoffery Webber</b> Concerns were raised regarding the proposed development, focusing on three main areas:</p> <p>Landfill Site, Opposition to reviving a former landfill, with questions about why the Harcourt municipal transfer site is not being used. Concerns were expressed about potential impacts to the York River system, particularly given the scale of the full build-out (over 1,200 lots).</p> <p>Water Access and Benoir Lake Boat Traffic – Benoir Lake is already considered over capacity for boat traffic, with additional loading from other developments. Specific issues include:</p> <ul style="list-style-type: none"><li>• A 12-slip dock at the proposed clubhouse functioning as additional lake access.</li><li>• Environmental impacts from waterfront lots located within Provincially Significant Wetlands.</li><li>• Risks of future docks being installed despite current limitations, given challenges with enforcement.</li><li>• Anticipated significant increases in boat traffic from the full development, with calls for strong, enforceable restrictions.</li></ul> <p>Road Access and Traffic – Benoir Lake Road is the only access for the northern phase, but future phases would significantly increase traffic volumes. Concerns included:</p> <ul style="list-style-type: none"><li>• Safety issues from past construction traffic moving at high speeds.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>



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	<ul style="list-style-type: none"><li>• Long-term impacts on residents from years of construction activity.</li><li>• Calls for alternative access routes, such as from Elephant Lake Road or Peterson Road, to reduce impacts on existing residents.</li></ul>	
16.	<p><b>Lisa Van Beek</b> Concerns were expressed in opposition to the proposed amendment, focusing on boating capacity, environmental impacts, and infrastructure limitations:</p> <p><b>Boating Capacity</b> – It was noted that Benoir Lake is already at full capacity for boat traffic, and the application does not adequately assess impacts on Baptiste Lake or other nearby lakes. Questions were raised about enforcement of where boats are launched and how the municipality will manage the potential introduction of 1,200 additional boats. A more comprehensive boating capacity study, including all affected lakes, was requested.</p> <p><b>Environmental Impacts</b> – Commenters emphasized potential risks to the main interior wetland and interior south wetland, which provide clean drinking water, flood protection, and wildlife habitat. Concerns included pollution from runoff and sewage, increased flooding, and impacts to fish, birds, turtles, and other sensitive species. The lack of documented Indigenous consultation, particularly with the Algonquin First Nation, was also raised. Broader concerns about climate change, ecosystem resilience, and the public trust nature of water resources were highlighted.</p> <p><b>Infrastructure and Emergency Services</b> – Local capacity was described as limited, with existing strain on landfills, stormwater systems, roads, paramedic and fire services. It was requested that a clear servicing and capacity plan be published to demonstrate how the proposed density could be accommodated without negatively impacting current residents or transferring additional costs to the community.</p>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
17.	<p><b>Rick Roberts</b> Expressed opposition to the proposed Official Plan Amendment and subdivision. Key concerns included:</p> <ul style="list-style-type: none"><li>• The scale of development, noted as over 1,200 lots, is excessive and will negatively affect local wildlife and an already overpopulated lake.</li><li>• The community lacks the infrastructure to support the increase in population.</li><li>• The resident raised concerns about ongoing development activity on the southern portion of the lands, including road construction, which they believe has occurred without clear approvals or public information.</li><li>• The resident stated that public notification has been inadequate, citing the absence of posted signs and reliance on social media, which limits awareness for many residents.</li><li>• The commenter requested to be kept informed of all future matters related to this application.</li><li>• A notice sign should have been posted alerting public of proposal.</li></ul>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications</li></ul>



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		regarding applications and decisions related to the proposed development.
18.	<p><b>Angelo Bortolazzo</b></p> <ul style="list-style-type: none"><li>• Benoir Lake. Our lake is already at capacity.</li><li>• The health of our Lake chain would be drastically affected by adding that many more residence 3-the area that we are talking about has 1 million species of turtles birds that have already been disturbed dramatically by them building the roads that are in there now someone from our municipality should see the destruction that has been done up there already.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
19.	<p><b>Krystal &amp; Jake Campbell</b></p> <p>This area is not only ecologically sensitive but also central to the health of the interconnected watershed that sustains wildlife, recreational use, and the long-term well-being of our communities. Any large-scale development in this region poses significant risks, including:</p> <p><b>Environmental Impact:</b></p> <ul style="list-style-type: none"><li>• The York River is an essential habitat and migratory corridor for fish, birds, and other wildlife. Development threatens water quality, shoreline integrity, and biodiversity. Once disrupted, these natural systems cannot easily be restored.</li></ul> <p><b>Water Quality and Flow:</b></p> <ul style="list-style-type: none"><li>• Increased construction, runoff, and human activity will compromise clean water in the lakes and downstream communities. This risks harmful algae blooms, sedimentation, and long-term impacts on drinking water and ecosystems.</li></ul> <p><b>Tourism and Recreation:</b></p> <ul style="list-style-type: none"><li>• Our lakes and rivers attract residents and visitors who value pristine waters, quiet enjoyment, and natural beauty. Overdevelopment undermines these qualities, negatively affecting tourism and local economies.</li></ul> <p><b>Community Character and Sustainability:</b></p> <ul style="list-style-type: none"><li>• Residents and cottagers alike value the balance between people and nature. Allowing development in this area prioritizes short-term economic gain over long-term community health and environmental sustainability.</li></ul> <p>We urge Council to reject this proposal and to instead uphold policies that protect our waterways, natural heritage, and community character. Preserving the York River corridor is not only an environmental responsibility but also an economic and cultural necessity for generations to come.</p>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
20.	<p><b>Debbie &amp; Graham Fox</b></p>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan</li></ul>



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	<p>This area is not only ecologically sensitive but also central to the health of the interconnected watershed that sustains wildlife, recreational use, and the long-term well-being of our communities. Any large-scale development in this region poses significant risks, including:</p> <p><b>Environmental Impact:</b></p> <ul style="list-style-type: none"><li>The York River is an essential habitat and migratory corridor for fish, birds, and other wildlife. Development threatens water quality, shoreline integrity, and biodiversity. Once disrupted, these natural systems cannot easily be restored.</li></ul> <p><b>Water Quality and Flow:</b></p> <ul style="list-style-type: none"><li>Increased construction, runoff, and human activity will compromise clean water in the lakes and downstream communities. This risks harmful algae blooms, sedimentation, and long-term impacts on drinking water and ecosystems.</li></ul> <p><b>Tourism and Recreation:</b></p> <ul style="list-style-type: none"><li>Our lakes and rivers attract residents and visitors who value pristine waters, quiet enjoyment, and natural beauty. Overdevelopment undermines these qualities, negatively affecting tourism and local economies.</li></ul> <p><b>Community Character and Sustainability:</b></p> <ul style="list-style-type: none"><li>Residents and cottagers alike value the balance between people and nature. Allowing development in this area prioritizes short-term economic gain over long-term community health and environmental sustainability.</li></ul> <p>We urge Council to reject this proposal and to instead uphold policies that protect our waterways, natural heritage, and community character. Preserving the York River corridor is not only an environmental responsibility but also an economic and cultural necessity for generations to come.</p>	<p>Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</p> <ul style="list-style-type: none"><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
21.	<p><b>Richard Griffin</b></p> <ul style="list-style-type: none"><li>Our lake is already overpopulated.</li><li>The species in the wetlands that it's going to destroy</li><li>There is already been a lot of destruction building these roads with 5 foot ditches on both There's already too many boats on Benoir Lake Rd. is a nice cottage road for kids take their dogs for a walk ride their bikes, and now there's going to be hundreds of cars travelling too fast</li><li>the road was freshly redone two years ago and now with all the traffic from all those dump trucks, the road is not very good shape now</li><li>how many extra docks are going to be on the water with all these extra cottages?</li></ul>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
22.	<p><b>Melissa Schlottke</b></p> <ul style="list-style-type: none"><li>The environmental assessment does not properly reflect the extensive marshland on the York River between Benoir Lake, Elephant Lake, and Baptiste Lake. The shoreline where the waterfront lots (lot 27 to lot 63) are located is on a wetland composed of</li></ul>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to</li></ul>





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marsh and shallow water wetlands. These wetlands have very fragile ecosystems that will be harmed by this additional traffic and inevitably cleared shorelines for water access, docks, and boats.

- This proposed area is home to a variety of species, many of which are on the Species at Risk in Ontario list. Some of the species I have seen but not limited to are the following: Eastern Wolves (threatened), moose, deer, bobcat, lynx, cougar (special concern), bears, jackrabbits, foxes, minx, fishers, pine martens, snapping turtles (special concern), swans, loons, herons, bald eagles, red-headed woodpecker (endangered) white and red trilliums, eastern flowering dogwood (endangered), and yellow leaf aster (threatened). Disrupting the homes of these species will cause irreversible damage to this area and the nearby Algonquin Provincial Park.
- The natural habitat of fish, birds, animals, and reptiles are in jeopardy, especially since most of the first phase proposal is environmentally protected land.
- Benoir Lake is at "capacity", and more pressure on the delicate ecosystem can not be handled. There is no way to monitor the new residents' use of Elephant Lake as proposed. Seeing as they are geographically closer to Benoir Lake, they will end up adding to its water traffic, which is not being accounted for in this proposal.
- Benoir Lake road can not survive a decade of construction traffic of this magnitude, and the residents of this area should not be subjected to this noise, mess, and risk.
- Access to the lake is stated to be in a very environmentally sensitive area, where the plan shows only 10 boat slips. This is an unrealistically low number that cannot be monitored and enforced.
- The local area and communities are not equipped to deal with this significant increase in residents in relation to: emergency services, hydro, cell coverage, gas, groceries, waste management, landfill, schools, and groundwater aquifers for drinking water.
- The landfill plan to re-open the old (at capacity) landfill is too close to the inlet waters of Benoir, Elephant, and Baptiste, which will lead to ultimately pollute the water systems.
- From personal experience the number of power outages in this area is extremely high and takes to get back up and running. This needs to be considered how it is going to be managed with the additional lots and power drawn from the grid.
- Hylands East which is certainly affected by this magnitude of a development has not been properly involved in any of this, and the residents there deserve to be involved.

It is pertinent that an in-depth Environmental Study and Risk Assessment on the flora and fauna in the area is completed before any zoning changes are approved.

the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.

- The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.





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	Please keep me informed on any decisions made regarding this amendment.	
23.	<p><b>Donna &amp; Gary Martin</b></p> <ul style="list-style-type: none"><li>• Drainage During and After Construction</li><li>• The road down the hill was cleared two years ago. Several attempts were made to avoid the flow of water and mud across Benoir Lake Road, filling ditches, running onto the three properties across the road and into the lake. There were straw bales, and what appeared to be natural fibre logs as well as a culvert. These were not successful.</li><li>• Spring run-off and heavy rain resulted in mud filling the culvert and muddy water flowing across the road.</li><li>• Concern: How is it assumed that these measures will work on significantly greater excavations?</li><li>• Water quality on our three lake chain as well as the York River is a huge concern.</li><li>• Traffic</li><li>• The only entrance to the southern development is the road being constructed from the south end of Benoir Lake Road.</li><li>• This is a quiet cottage road, not intended for the great number of construction vehicles and private vehicles that will result from the completion of this development.</li><li>• No report of a traffic study in the Development Plan.</li><li>• An entrance from Elephant Lake Road to the southern area seems much more practical and less disruptive to the comfort of existing residents as well as those of the proposed new properties on Benoir Lake Road.</li><li>• A second entrance from Elephant Lake Road should be in place before construction begins on the southern section.</li><li>• It just makes sense that this be the entrance for construction vehicles as well as the main entrance to the southern area once complete.</li><li>• Garbage</li><li>• The Dysart landfill is already at capacity and is a transfer station only.</li><li>• Where will these new residents deposit their garbage?</li><li>• No plan for a new landfill in the area is identified.</li><li>• Boat Traffic</li><li>• The plan states that Benoir Lake is at capacity.</li><li>• Boat traffic up the York River to Benoir Lake is already very heavy.</li><li>• The plan also states that residents of the new development will be “encouraged” to make use of Elephant Lake. This seems naive.</li><li>• The only source of gas, food and snacks is on Benoir Lake (Roots RV Resort).</li><li>• The “three lake chain” is advertised by all realtors.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>



# Municipality of Dysart et al

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- The York River is already used as a “speedway” for many boaters and motorized PWC riders, making it quite risky for swimmers, and those enjoying the water in non-motorized vehicles.
- This development will double the amount of boat traffic on our lake.
- Ecology
- The development plan discusses many studies of fish, birds, mammals and other wildlife, including endangered and threatened species, apparently done in 2021.
- Regardless, this amount of development will severely impact the lives of all wildlife, further reducing their habitat.
- Present residents celebrate our encounters with wildlife. Bears, wolves etc. have no need to visit our properties as they coexist comfortably on this acreage.
- It’s so sad to see wildlife further squeezed out of their habitat.
- The York River and shore of Elephant Lake were long ago deemed environmentally sensitive due to fish breeding habitat.
- We have lived here since 1990. The frog, snake and fish populations have drastically declined since then. This will get so much worse.
- Community Engagement
- Community meeting in November 2024: apparently all impacted residents were invited to this Zoom meeting.
- Not one resident of Benoir Lake Road was made aware of this.
- We have no idea who received these supposed invitations, but it wasn’t us!
- It seems two residents spoke at this meeting. Neither one voiced any concerns.
- This is totally unbelievable. We deserve the opportunity to actually have a meeting where we can freely voice our concerns about this development.
- **Oversight and Enforcement**
- The development plan is very complete. It leaves no stone unturned so to speak.
- But what assurance do we have that all of this will be constantly inspected to guarantee that the plan will be followed, especially regarding erosion and water quality during the lengthy construction?
- Leaving this up to the property manager and the property owner seems inadequate.
- Living at the far corner of Dysart et al, we rarely see employees or inspectors make the trip from Haliburton as it is.



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	<ul style="list-style-type: none"><li>We already feel rather ignored by the township as well as the county</li></ul>	
24.	<p><b>Eleanor Simmons:</b></p> <p>I have been reviewing the assignments and documents on line and have talked to an expert. So the recommendation 'best practices' is to have the assessments authenticated by another professional neutral company. It seems the assessments were done in house.</p>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
25.	<p><b>Neila Poscente and Gene Cerenzia:</b></p> <ul style="list-style-type: none"><li>Scale of Development – Concern that approval of the initial 63 lots may open the door to the full 1,271-lot “Algonquin Garden” development referenced in the developer’s promotional materials, with implications not reflected in the application. Clarification was also requested on whether “seasonal homes” are intended as year-round residences.</li><li>Site and Septic Design – Questions were raised about building feasibility on steep cliffside lots along Benoir Lake Road and the proximity of proposed septic beds to wetlands, with concerns about impacts to natural heritage features.</li><li>Boating and Docking Impacts – The Boating Capacity Study was criticized for underestimating impacts on Benoir Lake, particularly given its proximity to the nearest marina for fuel. The location of proposed docks within a Provincially Significant Wetland raised concerns about environmental harm. Residents also highlighted risks to loon nesting sites and declining chick productivity, as well as the omission of loons and herons from wildlife studies.</li><li>Preservation of Natural Character – Questions were raised about how the natural shoreline, wetlands, and wildlife habitats would be protected in the Southern Phase along Elephant Lake, given the likelihood of increased recreational use and shoreline pressure.</li><li>Road Capacity and Construction Impacts – No Road Capacity Study was provided. Residents questioned whether Benoir Lake Road could accommodate heavy construction traffic and long-term residential traffic, and who would be responsible for road maintenance and repairs. Concerns were also expressed about noise, mess, and safety during extended construction.</li></ul>	<ul style="list-style-type: none"><li>The municipality has no active application for the 1200+ lots at this time.</li><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>



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	<ul style="list-style-type: none"><li>What power does the municipality have to close road until studies are provided so no impact from erosion, remediation should be completed.</li><li>Process and Transparency – Clarification was requested on construction timelines, duration, and mitigation measures to reduce impacts on local residents.</li><li>The site plan does not appear to be accurate as some lots have steep slopes with no area to develop.</li></ul>	
26.	<p><b>Shelley and Jeff Duff:</b> Infrastructure and Capacity</p> <ul style="list-style-type: none"><li>The infrastructure of Dysart cannot support a development of this size, including garbage, hydro, schools, and hospital services.</li><li>The proposed 1,200 lots could bring over 4,000 residents, far exceeding available infrastructure.</li></ul> <p>Landfill and Water Quality</p> <ul style="list-style-type: none"><li>Concern with the plan to re-open old landfills located too close to the inlet waters of the three-chain lake (Benoir, Elephant, Baptiste).</li><li>These lakes are already at capacity and could be further compromised.</li></ul> <p>Environmental and Wildlife Impacts</p> <ul style="list-style-type: none"><li>Significant concern about effects on the many species of wildlife in the area, both on land and water, that call Algonquin Park home.</li><li>Negative effects expected on the large marshland on the York River and surrounding wetland space.</li></ul> <p>Air Quality and Construction Impacts</p> <ul style="list-style-type: none"><li>Air pollution expected from years of construction traffic.</li><li>Residents and taxpayers should not be subjected to the noise and mess of prolonged construction.</li></ul> <p>Safety Concerns</p> <ul style="list-style-type: none"><li>Increased construction traffic raises concerns for the safety of residents who walk and bike daily on the road.</li></ul> <p>Consultation and Public Involvement</p> <ul style="list-style-type: none"><li>States they have not been properly informed of this development.</li><li>As taxpayers, they feel they deserve to be involved in the decision-making process.</li><li>Request to be informed of all decisions related to the proposal.</li></ul>	<ul style="list-style-type: none"><li>The municipality has no active application for the 1200+ lots at this time.</li><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
27.	<p><b>Valerie Hunt:</b> General Opposition</p> <ul style="list-style-type: none"><li>Opposed to the Official Plan amendment for all six properties under File D08-OP-2025-001, as well as all concurrent applications (North Phase, South Phase, condo roads, zoning by-law amendment).</li><li>Notes that similar development was voted down 20 years ago and should be again.</li><li>Argues that economic benefits do not outweigh devastation and destruction.</li></ul>	<ul style="list-style-type: none"><li>The municipality has no active application for the 1200+ lots at this time.</li><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal</li></ul>





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<ul style="list-style-type: none"><li>• Requests Council to vote against or at least defer the proposal.</li></ul> <p>Accuracy and Validity of Reports</p> <ul style="list-style-type: none"><li>• Reports supporting the application are described as poorly done, inaccurate, and misleading.</li><li>• Properties are incorrectly referred to as being on Elephant Lake, when they are actually on the York River.</li><li>• As a result, Environmental Impact Studies, wildlife surveys, erosion and sediment reports, and boating capacity reports are said to be invalid or misleading.</li></ul> <p>Consultation</p> <ul style="list-style-type: none"><li>• No consultation with Algonquin First Nations despite the area being subject to the Algonquins of Ontario land claim and being traditional hunting and trapping territory.</li><li>• Public consultation described as fabricated. No residents were aware of or attended the November 15, 2024 meeting. Requests transcripts and list of attendees.</li></ul> <p>Environmental and Ecological Concerns</p> <ul style="list-style-type: none"><li>• Lands are wetlands and small watercourses, not proper waterfront. Flooding occurs March–May. Monitoring only considered May–October, missing the high water mark.</li><li>• Area supports Red Trilliums, turtles (including endangered Blanding’s), frogs (Western Chorus), birds (Wood Thrush), and Black Ash trees.</li><li>• Sediment and erosion control methods cited are urban standards, not appropriate for wetlands.</li><li>• Risk of phosphorus loading from numerous septic systems, potentially causing fish habitat destruction (HADD).</li><li>• Concerns for deer wintering habitat and Algonquin wolves.</li></ul> <p>Servicing and Site Conditions</p> <ul style="list-style-type: none"><li>• Concerns about 25 wells and septic systems (North Phase) and 38 septic systems (South Phase) in wetlands and near the York River.</li><li>• No evidence of long-term suitability for sewage and water services “with no negative impacts.”</li><li>• High water table would require large amounts of fill.</li><li>• Rock escarpments would require blasting.</li></ul> <p>Development Design and Enforcement</p> <ul style="list-style-type: none"><li>• Northern Phase lots described as backlots on wetlands, not true waterfront.</li><li>• Questions subdivision plans showing houses only 100 sq m.</li><li>• South Phase design prohibits docks—believes property owners will dredge channels and build docks anyway. Questions who would enforce.</li></ul> <p>Construction and Transportation Impacts</p>	<p>Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</p> <ul style="list-style-type: none"><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
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	<ul style="list-style-type: none"><li>• Roads, culverts, and gravel already constructed (Fall 2023) raise questions about permits.</li><li>• Construction traffic will rely on Benoir Lake Road, causing long-term impacts to local residents.</li><li>• Notes steep new road near Marquis as unsuitable for heavy trucks.</li></ul> <p>Developer Credibility and Market Feasibility</p> <ul style="list-style-type: none"><li>• Developer is Toronto-based and marketed the project online as “Algonquin Garden,” potentially misleading buyers about local conditions (buggy, mosquito-filled wetlands).</li><li>• Expresses concern the developer may not be acting in good faith.</li></ul> <p>Closing Request</p> <ul style="list-style-type: none"><li>• Requests that the proposal be rejected in its entirety and such development be taken off the table permanently.</li><li>• Suggests lands be donated to a Land Trust for permanent protection.</li><li>• States Council’s legacy should be preserving the land forever, not destroying it.</li><li>• Requests to be added to the mailing list for all meetings and documents related to the files.</li></ul>	
28.	<p><b>Jason Lami:</b> A resident voiced opposition to the proposed Official Plan Amendment citing multiple concerns:</p> <ul style="list-style-type: none"><li>• Environmental Impacts: Loss of wildlife habitat and wetlands; skepticism about the credibility of the environmental study, which was based on a short monitoring period and paid for by the developer, creating a perceived conflict of interest.</li><li>• Municipal Services &amp; Infrastructure: Anticipated damage to Benoir Lake Road from heavy construction traffic, additional strain on the Harcourt landfill, and higher costs for taxpayers to restore services.</li><li>• Lake Capacity &amp; Recreation: Benoir Lake is already over capacity, with additional pressures from NOMI and Harmony Resorts; Elephant Lake, though under capacity, would also be strained. Concerns that Northern Phase residents will use Benoir Lake regardless of the proposed Elephant Lake access, potentially creating trespassing issues and leading to further shoreline impacts.</li><li>• Rental Use: Expectation that many lots will become short-term rentals, causing noise and community disruption.</li><li>• Consultation &amp; Communication: Frustration with lack of communication from the Municipality, including no notice of the November 2024 open house or upcoming September 2025 meeting, despite repeated requests for updates.</li></ul> <p>The resident emphasized that they purchased property at Benoir Lake for its natural environment, not subdivision-style development, and urged Council to reject the rezoning to protect the area’s character and ecology.</p>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>



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29.	<p><b>Lorri and Brian Graham:</b></p> <p>The residence is opposed the plan for the amendment to this property. Here are the main reasons we are opposed to it and have the following concerns:</p> <ol style="list-style-type: none"><li>1. Whether the infrastructure of Dysart et al has the ability to support this large development, (garbage, hydro, school, hospital, etc.).</li><li>2. The effects it will have on the wildlife habitat in the area.</li><li>3. The effect on our quality of life and peaceful enjoyment being compromised due to the noise, dust and air pollution from the ongoing construction. Furthermore the effects post development with a larger population dealing with noise, additional traffic and safety on roads and boat traffic, potential for increased crime, etc.</li><li>4. The effects on the large marshland on the York River, and wetland space.</li><li>5. The safety of the current residents and guests who walk and ride bikes regularly on Benoir Lake Road.</li><li>6. Proper water diversion to avoid flooding on existing developed properties.</li><li>7. Concerns of groundwater quality from the additional septic systems as a result of the development.</li></ol>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
30.	<p><b>Stan Tisnovsky:</b></p> <ol style="list-style-type: none"><li>1. Concerned whether the infrastructure of Dysart et al has the ability to support this large development, (garbage, hydro, school, hospital, etc.).</li><li>2. The effects it will have on the wildlife habitat in the area.</li><li>3. The effect on quality of life and peaceful enjoyment with the noise, dust and air pollution from the ongoing construction. Furthermore the effects post development with a larger population dealing with noise, additional traffic and safety on roads and boat traffic, potential for increased crime, etc.</li><li>4. The effects on the large marshland on the York River, and wetland space.</li><li>5. The safety of the current residents and guests who walk and ride bikes regularly on Benoir Lake Road.</li><li>6. Concerned that proper water diversion is implemented to avoid flooding on existing developed properties.</li><li>7. Concerns of groundwater quality from the additional septic systems as a result of the development.</li></ol> <p>Residents would like to be informed of the decisions made with respect to this proposed development.</p>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
31.	<p><b>Pina &amp; Russell Vella:</b></p> <p>Environmental Protection and Ecosystem Impacts</p>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li></ul>



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	<ul style="list-style-type: none"><li>• Preservation of the environment, ecosystems, and natural beauty is “more important than ever.”</li><li>• Development in a forested area would cause habitat loss, risk of invasive species, and damage to natural drainage systems.</li><li>• Construction could weaken trees, while increased human activity may lead to water pollution, soil erosion, and negative impacts on the lake ecosystem and surrounding landscape.</li><li>• The Official Plan states “the natural environment is the most important attribute of the municipality both ecologically and economically,” and objectives promote a healthy, sustainable environment.</li></ul> <p>Public Health and Safety</p> <ul style="list-style-type: none"><li>• The Official Plan directs development away from flood plains, wetlands, and hazardous forest types.</li><li>• Forest fire risk is significant in Haliburton Highlands and Algonquin Park, as shown by recent fire bans (August 2025).</li><li>• Development at the wildland-urban interface increases ignition risks by introducing new human activity and fuels.</li></ul> <p>Community and Cumulative Impacts</p> <ul style="list-style-type: none"><li>• Benoir Lake is already a well-populated area and additional development will increase environmental burden.</li><li>• Allowing the subdivision would set a negative precedent for future development, undermining environmental protections and making it harder to preserve natural spaces for future generations.</li></ul> <p>The proposed Official Plan amendment should be voted against to prevent long-term environmental and safety risks and to protect the natural character of the municipality.</p>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
32.	<p><b>Maria &amp; Thomas Hines:</b></p> <p>This area is not only ecologically sensitive but also central to the health of the interconnected watershed that sustains wildlife, recreational use, and the long-term well-being of our communities. Any large-scale development in this region poses significant risks, including:</p> <ul style="list-style-type: none"><li>• Environmental Impact: The York River is an essential habitat and migratory corridor for fish, birds, and other wildlife. Development threatens water quality, shoreline integrity, and biodiversity. Once disrupted, these natural systems cannot easily be restored.</li><li>• Water Quality and Flow: Increased construction, runoff, and human activity will compromise clean water in the lakes and downstream communities. This risks harmful algae blooms, sedimentation, and long-term impacts on drinking water and ecosystems.</li><li>• Tourism and Recreation: Our lakes and rivers attract residents and visitors who value pristine waters, quiet enjoyment, and natural beauty. Overdevelopment undermines these qualities, negatively affecting tourism and local economies.</li><li>• Community Character and Sustainability: Residents and cottagers alike value the balance between people</li></ul>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and</li></ul>



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	<p>and nature. Allowing development in this area prioritizes short-term economic gain over long-term community health and environmental sustainability.</p> <p>We urge Council to reject this proposal and to instead uphold policies that protect our waterways, natural heritage, and community character. Preserving the York River corridor is not only an environmental responsibility but also an economic and cultural necessity for generations to come.</p>	<p>decisions related to the proposed development.</p>
33.	<p><b>Kathryn Webber:</b> General Opposition</p> <ul style="list-style-type: none"><li>• Opposed to the Official Plan amendment for all six properties under File D08-OP-2025-001, as well as all concurrent applications (North Phase, South Phase, condo roads, zoning by-law amendment).</li><li>• Notes that similar development was voted down 20 years ago and should be again.</li><li>• Argues that economic benefits do not outweigh devastation and destruction.</li><li>• Requests Council to vote against or at least defer the proposal.</li></ul> <p>Accuracy and Validity of Reports</p> <ul style="list-style-type: none"><li>• Reports supporting the application are described as poorly done, inaccurate, and misleading.</li><li>• Properties are incorrectly referred to as being on Elephant Lake, when they are actually on the York River.</li><li>• As a result, Environmental Impact Studies, wildlife surveys, erosion and sediment reports, and boating capacity reports are said to be invalid or misleading.</li></ul> <p>Consultation</p> <ul style="list-style-type: none"><li>• No consultation with Algonquin First Nations despite the area being subject to the Algonquins of Ontario land claim and being traditional hunting and trapping territory.</li><li>• Public consultation described as fabricated. No residents were aware of or attended the November 15, 2024 meeting. Requests transcripts and list of attendees.</li></ul> <p>Environmental and Ecological Concerns</p> <ul style="list-style-type: none"><li>• Lands are wetlands and small watercourses, not proper waterfront. Flooding occurs March–May. Monitoring only considered May–October, missing the high water mark.</li><li>• Area supports Red Trilliums, turtles (including endangered Blanding’s), frogs (Western Chorus), birds (Wood Thrush), and Black Ash trees.</li><li>• Sediment and erosion control methods cited are urban standards, not appropriate for wetlands.</li><li>• Risk of phosphorus loading from numerous septic systems, potentially causing fish habitat destruction (HADD).</li><li>• Concerns for deer wintering habitat and Algonquin wolves.</li></ul> <p>Servicing and Site Conditions</p>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>





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	<ul style="list-style-type: none"><li>Concerns about 25 wells and septic systems (North Phase) and 38 septic systems (South Phase) in wetlands and near the York River.</li><li>No evidence of long-term suitability for sewage and water services “with no negative impacts.”</li><li>High water table—would require large amounts of fill.</li><li>Rock escarpments—would require blasting.</li></ul> <p>Development Design and Enforcement</p> <ul style="list-style-type: none"><li>Northern Phase lots described as backlots on wetlands, not true waterfront.</li><li>Questions subdivision plans showing houses only 100 sq m.</li><li>South Phase design prohibits docks—believes property owners will dredge channels and build docks anyway. Questions who would enforce.</li></ul> <p>Construction and Transportation Impacts</p> <ul style="list-style-type: none"><li>Roads, culverts, and gravel already constructed (Fall 2023) raise questions about permits.</li><li>Construction traffic will rely on Benoir Lake Road, causing long-term impacts to local residents.</li><li>Notes steep new road near Marquis as unsuitable for heavy trucks.</li></ul> <p>Developer Credibility and Market Feasibility</p> <ul style="list-style-type: none"><li>Developer is Toronto-based and marketed the project online as “Algonquin Garden,” potentially misleading buyers about local conditions (buggy, mosquito-filled wetlands).</li><li>Expresses concern the developer may not be acting in good faith.</li></ul> <p>Closing Request</p> <ul style="list-style-type: none"><li>Requests that the proposal be rejected in its entirety and such development be taken off the table permanently.</li><li>Suggests lands be donated to a Land Trust for permanent protection.</li><li>States Council’s legacy should be preserving the land forever, not destroying it.</li><li>Requests to be added to the mailing list for all meetings and documents related to the files.</li></ul>	
34.	<p><b>Lorrie &amp; Kevin:</b> Overall Opposition</p> <ul style="list-style-type: none"><li>Opposed to the Official Plan Amendment/Zoning By-law Amendment (File D08-OP-2025-001) and associated 25-lot Plan of Subdivision.</li><li>State they have been seasonal residents for 24 years with plans to transition to full-time residency.</li><li>Express serious concerns about environmental, infrastructural, and community impacts and question the owner’s broader plans, noting the developer’s website markets “1271 lots.”</li></ul> <p>Environmental and Watershed Risks</p>	<ul style="list-style-type: none"><li>The municipality has no active application for the 1200+ lots at this time.</li><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental</li></ul>





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	<ul style="list-style-type: none"><li>• Benoir, Elephant, and Baptiste Lakes are part of the York River watershed and already show signs of stress.</li><li>• Benoir Lake is over recreational carrying capacity; Baptiste Lake is an “at capacity” Lake Trout Lake.</li><li>• Natural shoreline reduction has led to erosion, habitat disruption, and water quality decline.</li><li>• Concern for wetlands on the property and a natural rock formation that provides wildlife shelter and water source, which may be altered or destroyed.</li><li>• Wildlife will suffer from habitat loss and degradation, reducing food, shelter, and breeding grounds, ultimately leading to population declines.</li><li>• 63 lots in total, with private septic, wells, and access roads, pose risks to water quality, wildlife corridors, and shoreline integrity.</li><li>• Questions whether the Environmental Impact Study has been peer-reviewed.</li></ul> <p>Infrastructure and Emergency Concerns</p> <ul style="list-style-type: none"><li>• Lack of clarity on infrastructure to support growth (roads, emergency access, fire protection, police, ambulance).</li><li>• Concerns about increased boat traffic, road usage, and recreational pressure on already stressed lakes.</li><li>• Multiple wells and septic systems in a concentrated area may overburden the water table and risk contamination.</li></ul> <p>Compatibility with Official Plan and Community Vision</p> <ul style="list-style-type: none"><li>• Rezoning appears inconsistent with the Official Plan, which emphasizes:<ul style="list-style-type: none"><li>◦ Preservation of natural shoreline areas</li><li>◦ Sustainable development</li><li>◦ Community involvement</li></ul></li><li>• Questions the planning rationale for changing designation.</li><li>• Warns subdivision will fundamentally alter the character of the area, which is valued for its peaceful, natural, low-density cottage community.</li></ul> <p>Public Access and Recreational Impact</p> <ul style="list-style-type: none"><li>• 63 new lots will result in:<ul style="list-style-type: none"><li>◦ Increased motorboat traffic</li><li>◦ Greater safety concerns, noise, and shoreline erosion</li></ul></li><li>• Notes again that Benoir Lake is already over recreational carrying capacity.</li></ul> <p>Character of the Community</p> <ul style="list-style-type: none"><li>• Issue is framed as a question of identity as much as land use.</li><li>• Development will bring:<ul style="list-style-type: none"><li>◦ More noise, traffic, boats, and pollution</li></ul></li></ul>	<p>impact, lake capacity, scale, and character.</p> <ul style="list-style-type: none"><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
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	<ul style="list-style-type: none"><li>○ Added strain on existing services and resources</li><li>• States the change will be permanent and irreversible.</li></ul> <p>Closing Request</p> <ul style="list-style-type: none"><li>• Respectfully asks Council to not approve the proposed amendment.</li><li>• Urges decision-makers to “take the time to get this right—for the health of our lakes, our community, and future generations.”</li><li>• Stresses that “once we allow this, there’s no going back.”</li><li>• Requests the letter be included in the official public record.</li></ul>	
35.	<p><b>Andrew Cook:</b> We wish to receive notification of actions in this matter and reserve the right to be a party should an appeal at the Ontario Land Tribunal be required.</p>	<ul style="list-style-type: none"><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li></ul>
36.	<p><b>Melody &amp; Kevin Cope:</b> Opposition to Official Plan Amendment</p> <ul style="list-style-type: none"><li>• We are writing to you to convey our opposition to the proposed Official Plan Amendment under file# D08-OP-2025-001.</li><li>• The reference to being ‘functionally related’ to the waterfront is ridiculous.</li></ul> <p>Concerns About Location and Access</p> <ul style="list-style-type: none"><li>• The proposed subdivision lots are not located on the waterfront and have no existing access to Benoir Lake.”</li><li>• This hinges on the approval and subsequent build of the Southern phase of this project.</li></ul> <p>Environmental and Wildlife Impact</p> <ul style="list-style-type: none"><li>• Destruction of wildlife and forest habitat.</li></ul> <p>Bylaw and Permit Violations</p> <ul style="list-style-type: none"><li>• Failure to comply with current bylaws and permits. (Previously cited for violation - August 2024.)</li></ul> <p>Property and Community Conflicts</p> <ul style="list-style-type: none"><li>• Trespassing on current waterfront properties causing conflicts with current owners.</li></ul> <p>Infrastructure and Environmental Risks</p> <ul style="list-style-type: none"><li>• Watershed alteration resulting in possible flooding.</li></ul> <p>Community Disruption</p> <ul style="list-style-type: none"><li>• Increased noise and traffic.</li></ul> <p>Lack of Transparency</p> <ul style="list-style-type: none"><li>• Lack of public notification on the proposal.</li></ul> <p>Request for Notification</p> <ul style="list-style-type: none"><li>• Please notify us of the decision with respect to the proposed plan or zoning by-law amendment.</li></ul>	<ul style="list-style-type: none"><li>• The municipality has no active application for the 1200+ lots at this time.</li><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li><li>• The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li><li>• The municipality has no active application for the 1200+ lots at this time.</li></ul>
37.	<p><b>Kevin Simmons</b></p> <ul style="list-style-type: none"><li>• Noted that Elephant Lake is not large and is vary shallow.</li><li>• Proposal is on York River and not elephant lake.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent</li></ul>



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	<ul style="list-style-type: none"><li>Issues with new culvert that does not work properly and had issues during spring runoff which has caused issues to neighbouring properties.</li><li>Question septic load as most of area is sand and if issues with septic system what that will do to adjacent existing wells.</li><li>Concern that was not circulated for the Open House meeting.</li><li>Concerns related to the rehabilitation of cleared area which has not been completed.</li><li>The developer is not acting in good faith regarding the proposal and development and information being provided.</li></ul>	<p>with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</p> <ul style="list-style-type: none"><li>The property owner has been added to the Notice of Decision list and will receive notifications regarding applications and decisions related to the proposed development.</li><li>The municipality has no active application for the 1200+ lots at this time.</li></ul>
38.	<b>Michael Phippen</b> <ul style="list-style-type: none"><li>The proposal will impact elephant lake road; the road has been resurfaced numerous times in 25 years.</li><li>Resurfacing including calcium and treatment of road will impact adjacent lake.</li><li>The development is on York River and not Elephant Lake.</li><li>Lands should be part of Algonquin Park.</li></ul>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, and does not conform to the policies of the Municipal Official Plan. Council had concerns related to environmental impact of development.</li></ul>
39.	<b>Bernd Reddig</b> <ul style="list-style-type: none"><li>Agree with all speakers and comments.</li><li>Proposal will cause flooding to existing properties that are lower to proposal.</li></ul>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, and does not conform to the policies of the Municipal Official Plan. Council had concerns related to environmental impact including site alteration of development.</li></ul>
40.	<b>Peter &amp; Heather Lang</b> <ul style="list-style-type: none"><li>How will development be enforced when municipality has trouble enforcing now.</li><li>Concerns that proposal would not use common access and will use areas that are already busy.</li><li>Concerns this will increase rental issues with the new development.</li></ul>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, and character.</li></ul>
41.	<b>Kaitlin Webber</b>	<ul style="list-style-type: none"><li>Council did not support the proposed Official Plan</li></ul>



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	<ul style="list-style-type: none"><li>• What is the timing difference between the development of the north phase and south phase, how long will the north phase residents be without public amenity access. What is preventing future phase owners from accessing public amenities boat launch and beach in Benoir lake.</li><li>• What is preventing the future south phase owner from building docks along shoreline/ York river how will that be protected.</li><li>• Boating study, the study was focused on Elephant Lake, noting that Benoir lake being over capacity, what is preventing those boater from accessing Benoir lake. These are privately owned lots and not condominium.</li><li>• Questioned why natural heritage features are being subdivided into lots instead of separating features from lots and not dedicate to parks open space etc.</li><li>• What is preventing the proposed seasonal dwelling from being used year-round.</li><li>• Has there been a study about to analyze capacity at the Harcourt Landfill. And waste being generated by the proposed development.</li><li>• Could not find draft of the Official Plan Amendment.</li></ul>	<p>Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, lake access, docks and character.</p> <ul style="list-style-type: none"><li>• If development were to occur building permits and the zoning by-law would only permit a seasonal dwelling as defined in the zoning by-law.</li><li>• If approved, zoning provisions will restrict the development of docks/marine facilities.</li><li>• The draft Official Plan is included with the report found online.</li><li>• Questions to be raised to developer to address through and future planning process or consideration of application for the subject lands.</li></ul>
42.	<p><b>Sarah Anne Lavoie</b></p> <ul style="list-style-type: none"><li>• Agrees with many comments provided.</li><li>• Concerns with density in rural area is not in character.</li><li>• Are does not have infrastructure setup for this type of density.</li><li>• Need to protect the land and need to plan for the future.</li><li>• Proposes to form a committee to protect the land and the species. Create a multi cultural centre for learning etc.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, infrastructure and character.</li></ul>
43.	<p><b>Ryan Wright:</b></p> <ul style="list-style-type: none"><li>• Concerns with effects on nature, advocating for no development in this area.</li><li>• Development will bring destruction to animals and insects in the area.</li><li>• Propose that if development proceeds that it should be planned with 1000 or 10,000 year infrastructure.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, infrastructure and character.</li></ul>





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	<p><b>County of Haliburton:</b> Provincial Policy Statement (PPS)</p> <ul style="list-style-type: none"><li>• The lands are considered as Rural in the PPS.</li><li>• Section 2.6 of the PPS permits resource-based recreational uses and residential development suitable for the context of the area and services available.</li><li>• The subject lands contain various points of inundation of the regulatory floodplain.</li><li>• The proposed draft plan shows a single access for the 'south phase' with three sections under the regulatory flood elevation.</li><li>• Majority of Block B (shoreline access block with clubhouse, parking, and docking) is also under the regulatory flood elevation.</li><li>• Section 5.2.3 c) of the PPS states: <i>"development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards... unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard."</i></li><li>• Section 5.2.3 d) of the PPS states: <i>"development and site alteration shall not be permitted within a floodway regardless of whether the area of inundation contains high points of land not subject to flooding."</i></li><li>• Site alteration is proposed within the floodway for both the road and shoreline access block.</li><li>• Additional details are required to demonstrate how the development meets PPS intent.</li></ul> <p>Natural Heritage Features</p> <ul style="list-style-type: none"><li>• Natural constraint mapping identifies Provincially Significant Wetlands, unevaluated wetlands, and significant wildlife habitat areas.</li><li>• PPS directs that development and site alteration shall not be permitted within or adjacent to these features unless no negative impacts are demonstrated.</li><li>• An Environmental Impact Study (EIS) was submitted, but peer review has not yet occurred.</li></ul> <p>County of Haliburton Official Plan</p> <ul style="list-style-type: none"><li>• Lands are designated as "Rural Lands" where resource-based recreational uses and limited residential development are contemplated.</li><li>• General minimum lot size requirement is 0.8 hectares; local municipalities may set more specific requirements.</li><li>• Section 5.3.10.3 states: <i>"all floodplains will be placed in a restrictive land use designation that permits only those uses that do not require structural development or site alteration."</i></li><li>• County OP does not support development or site alteration within the regulatory flood elevation.</li></ul>	<ul style="list-style-type: none"><li>• Council did not support the proposed Official Plan Amendment, expressing concerns that it is not consistent with the Provincial Planning Statement, does not conform to the policies of the Municipal Official Plan, and Council had many of the same concerns as raised through public written and oral submissions, including concerns related to environmental impact, lake capacity, scale, character, infrastructure, development through and within floodplain and natural heritage areas.</li></ul>
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	<ul style="list-style-type: none"><li>• Section 5.3.2.2 states: <i>“Development and site alteration shall not be permitted on lands adjacent to natural heritage features... provided that there will be no negative impacts on the natural heritage features or on their ecological functions.”</i></li></ul> <p>General Comments</p> <ul style="list-style-type: none"><li>• Lands subject to the amendment extend beyond the scope of the subdivision proposal (63 lots).</li><li>• Staff recommend scoping the application to the ‘north phase’ (25 lots on Benoir Lake Road).</li><li>• Specific policies requested through the Amendment are not included in the submitted document.</li><li>• County staff recommend deferring a decision until:<ul style="list-style-type: none"><li>○ Specific details of the Amendment are submitted and reviewed.</li><li>○ Peer review of technical studies is completed and recommendations applied.</li></ul></li></ul> <p>Subdivision and Condominium Applications</p> <ul style="list-style-type: none"><li>• County comments requested for Draft Plan of Subdivision (D12-SB-2025-001) and Condominium (D07-CD-2025-001).</li><li>• Applications not yet deemed complete; commenting is premature.</li><li>• Comprehensive policy review will occur once complete.</li><li>• Municipality should issue preliminary comments to facilitate deeming applications complete.</li></ul> <p>Zoning By-law Amendment</p> <ul style="list-style-type: none"><li>• An accompanying Zoning By-law Amendment application was submitted but not yet circulated.</li><li>• County staff will provide comments once circulated.</li></ul>	
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