

March 6<sup>th</sup>, 2024

Via Email to:

Bryan Weir, Director of Planning and Public Works, County of Peterborough  
[REDACTED]

Keziah Holden, Senior Planner, County of Peterborough [REDACTED]

Robert Kelly, Manager of Building and Planning, Selwyn Township  
[REDACTED]

Per Lundberg, Planner, Selwyn Township [REDACTED]

The Association of Ston(e)y Lake Cottagers (ASLC) are writing in support of the Lovesick Lake Association and its Preservation Committee to highlight our shared and additional concerns regarding the proposed trailer park development.

The ASLC is a not-for-profit organization run by a volunteer Board of Directors. We aim to advance recreational, environmental, other shared interests of the community. The ASLC is composed of over 300 members, who annually renew their membership. Our members are comprised of both seasonal and permanent residents around Ston(e)y Lake, both new families and generational families who are committed to caring for the lake and surrounding community today and into the future.

Having reviewed the updated submission of the proposed development and the 2020 Environmental Impact Statement (EIS), the ASLC remains concerned that there has not been an adequate study into the impacts on the shoreline and lake of the proposed new trailer sites as well as the direct human impacts of the future occupants.

To date, there is no indication that the capacity study called for in 2017 has been initiated or carried out. The Otonabee Region Conservation Authority (ORCA) has asked for the status or progress on this study but has yet to receive a satisfactory response according to application documentation.

The traffic impact study from August 2023 includes a review of Highway 28, Forest Hill Road, Spring Lane, and 15<sup>th</sup> line. However, the report notes the suitability of Forest Hill Road should be reviewed, further confirming the valid concerns of the residents of this road.

The ASLC also highlights the need for a boat traffic assessment. High levels of boat traffic in Lovesick Lake and parts of Ston(e)y Lake called for a need for the protection of shorelines and identified by the Trent-Severn Waterway (TSW) as far back as 1991. While the proposal does not include any new boat launches or docks as part of the development plan, the increased population generated by the additional trailer sites, is bound to increase boat traffic using the existing water access points on the grounds and across Stoney and Clear Lakes.

Lake capacity is an environmental priority and warrants additional investigations of the current situation further before potentially heightening or adding additional risk.

Another concern is the lack of analysis of the current state of the shoreline of the existing trailer park and below the escarpment. Without a comprehensive analysis of the current state, potential impact of the proposed 40 new trailer sites on these shorelines cannot be accurately evaluated.

Shoreline enhancement and restoration should be an environmental focus not only for this development application but at every opportunity. Incorporating such a plan as a condition of approval demonstrates commitment to the necessary steps and full consideration of the current state of the property.

The project objectives do not indicate any need or justification for the development. Community benefits (economic or social) have not been identified and, as evidenced by various community members' concerns and outreach, there is a significant lack of community support. The possible benefits and steps taken to limit environmental impacts do not outweigh the risk of negative impacts on the lake environment.

Please continue to notify us of any steps in consideration of these applications, particularly the statutory public meeting and any Country or Township Council meeting agenda items in relation to this.

Thank you for your attention,

Chad Tranter and Abbie Formoso  
Association of Ston(e)y Lake Cottagers

**Per Lundberg**

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**From:** Ali Fraser [REDACTED]  
**Sent:** February 14, 2024 11:44 AM  
**To:** Per Lundberg  
**Subject:** Proposed Expansion of Lovesick Lake Trailer Park

Per Lunberg  
Planner  
Selwyn Township

Dear Sir

Please consider the opportunity that now presents itself with the office you now hold to uphold the proper management of our lakes, and waterways As a cottage owner I remain concerned, at the lack of adequate Environmental Impact study of the shoreline and lake of the proposed expansion.

The Official Plan Amendment Application shows no evidence of community support and fails to demonstrate any real need for this expansion.

As part of the Application review process, please consider the full impacts

Lovesick Lake does not meet "Provincial Water Quality Objectives" as stated in MECP Agency comments

Thank you for your careful attention  
Alison Fraser

**Per Lundberg**

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**From:** Alix Herber [REDACTED]  
**Sent:** November 14, 2022 11:23 AM  
**To:** Kholden@ptbocounty.ca; Per Lundberg  
**Subject:** Proposed Expansion of Lovesick Lake Trailer Park

**To: Keziah Holden, Senior Planner, Peterborough County  
Per Lundberg, Planner, Selwyn Township**

**RE: Files # 150P-22011 (OPA)  
And # C-14-20 (ZBLA)**

For Proposed Expansion of Lovesick Lake Trailer Park by 46 new trailer sites

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. I have been a property owner at the lake for over 5 years.

Earlier in November, Cathy Webb, the President of the Lovesick Lake Association, with the help of committee members for the Preservation of Lovesick Lake and Board Members, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code and adding more traffic will be unsafe
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is **already over capacity for boat traffic**. Given the shallowness of the lake, it is further restricted by reduced areas you can safely operate a boat and this concerns me as we have young children at our cottage.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the **illegal road they built without a permit** to join the existing trailer park and the top of the escarpment. We would expect you to address this illegal road and why it continues to be permitted.
4. Archaeological Assessment - only 30% of area tested
5. Project Creep - concern that this is really only a small part of their full plans, a real worry since their original application was for 300 trailer sites! It is clear to us that this is being done in stages to make it seem more palatable when it is not.
6. Species at Risk - loss of habitat and protection for some threatened species
7. Water Quality - **Lovesick Lake already has high Total Phosphorus (TP)**
8. Stormwater Management- concerns about run-off down the escarpment and erosion

9. Wastewater Management - shallow soil depth and porous limestone in the area will require advanced treatment options to safeguard neighbouring wells and Lovesick Lake.

**10. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.**

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made.

Regards,

Alix Herber

Partner, Fasken LLP



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> [Centre de ressources sur la COVID-19 pour les entreprises](#)

**Per Lundberg**

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**From:** Ann Ambler [REDACTED]  
**Sent:** November 4, 2022 3:46 PM  
**To:** Keziah Holden; Per Lundberg  
**Cc:** Amn Ambler  
**Subject:** Lovesick Lake Trailer Park

Good Afternoon Keziah :

I, Ann Ambler am writing to you, as just retired past President of the Lovesick Lake Association (LLA) for 18 years and on behalf of the Membership, seasonal cottagers and neighbours as well as permanent residents of the Lake. We are obviously aware of the intentions of the Purves brothers ambitions to continue to expand by 46 new trailer sites on top of the Escarpment that runs the length of the south shore of the lake, with the filing of the two Applications to: the Peterborough County Planning Department and the Selwyn Building and Planning Dept.

We will to the best of our ability, challenge the legitimacy of these two Applications. The past Application Of 2015-2017 for 300 trailer sites atop the whole 200 acres had studies that were incomplete inaccurate and work done without a permit. This appears to be a project whereby they are " project splitting " or "creep". To understand that this is frustrating to view: what they are doing in the off season: the whole escarpment on the south shore is fully forested and one cannot see what they are doing - like carving a road up the limestone escarpment without a permit for which according to the former Building Inspector LaMarre would not have been issued. This is due to the the nature of the limestone. There is a video on UTb" —"The Road" of the devastation they caused on this escarpment - set to music.

Also some background, in August of 2017 the lake association asked for a meeting with the Purves brothers to find out their intentions. According to the minutes of that meeting this is a long term project - 15 years and slowly once the first 20 acre parcel is developed then eventually all 200 acs of the former Parberry property will be developed adding 300 more sites in total. Currently there are three times (over 200) as many seasonal trailers in their park and there are cottages on the lake (approximately 70) There are no more lots available on this smallest lake on the TSW very small lake among lake yet this in time would about 500 trailer sites within the purves brothers timeframe. of development. The trees in the first row will be cut to give seasonal trailer owners a view of the lake as well as Burleigh Falls.

( a two tiered trailer park!) o approximately 500 trailers.

We are very concerned about the entry: Forest Hill Road - a township road in poor condition; three blindspots very narrow road not up to grade; no shoulders and many ditches. There is considerably more traffic off Concession 15 and in fact on highway #28 than even 5 years ago. This road is very unsafe. the entry to their 46 sites is at the top of the Forest hill Lodge and four road enter at once- Forest hill Rd, Forest hill Lodge hill, Spring Lane-Nad their trailer entry. Owners Forest Hill Lodge are concerned about their business.

Frankly it is a nightmare and one often has to stop to let on-coming traffic pass. The road is a major problem. DOT will not let them enter off #28 as there is no left turn lane going north on #28 highway.

Boating capacity is another issue. According to a Geomatics study by the TSW waterway the lake was a boating capacity in the 1990s. The TSW channel goes straight through the middle of the lake. The channel divides the lake into two different townships Selwyn on the south and Trent Lakes on the north side. All are concerned about water quality - as we have the highest phosphorus content in the Water testing program which we have been doing for over 20 years. There is a small stream - the only inlet often blocked by beaver dams on Forest Hill Rd. wetlands.

Storm water runoff is a major problem from the escarpment - and will increase as the land is flattened where trailers are located. and trees uprooted . And just below the string of shoreline trailers on top there are 46 trailers along the actual shoreline - from the old Strickers resort who suffer from storm water runoff.

Lovesick Lake has many of the characteristics of Stony - a lot of islands; channels - rocks ; - a very pretty lake.

Along the western shore there are wetlands from highway 36 to Buckhorn over to the Lovesick Lock. it is an untended Provincial park . It has several campsites which are often in use and many houseboats park along that shore. It is a very beautiful lake for kayaking and paddling. In behind abutting Lower Buckhorn Lake are a lot of wetlands a river and a pond which are delightful to paddle through. There are seven small dams controlling the flow of water across Wolf

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Island from Lower Buckhorn and the LLA restored an old canoe slide belonging to the TSW at the Lovesick Lock several years ago.

Thank you for intake of letters.

We are doing ur best to contact our members.

I am more than happy to answer any questions .

Most sincerely

Ann Ambler

Member for the preservation of Lovesick Lake



if time could you confirm receipt of letter thanks

**Per Lundberg**

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**From:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Sent:** February 16, 2024 8:48 AM  
**To:** Per Lundberg  
**Subject:** Fw: Forest Hill Rd entry/exit to LLTPark : 1.Warren Mar Evaluation and Wills Evaluation of Forest Hill Rd from App #1

Not sure if you received a copy of this separately? [REDACTED]  
[REDACTED]

Zi

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**From:** Ann Ambler [REDACTED]  
**Sent:** February 15, 2024 5:19 PM  
**To:** Holden, Keziah <KHolden@ptbocounty.ca>; Angela Chittick [REDACTED]  
**Cc:** Ann Ambler [REDACTED]  
**Subject:** Fwd: Forest Hill Rd entry/exit to LLTPark : 1.Warren Mar Evaluation and Wills Evaluation of Forest Hill Rd from App #1

For your information and to challenge the use of Forest Hill Rd as an entry /exit to the Planned expansion for the Lovesick Lake Trailer Park.

Submitted on behalf of property owners on Lovesick Lake by the "Committee for the Preservation of Lovesick Lake" We would appreciate that the Mayor Sherry Senis, and all Selwyn Councillors as well as Per Lundberg Planner receive these two evaluations of the use of Forest Hill Road as an access road to the expansion of the Trailer Park on top of the Escarpment..

**From:** Ann Ambler [REDACTED]  
**Subject:** Evaluation of Forest Hill Rd App #1  
**Date:** February 13, 2024 at 11:10:42 PM EST  
**To:** Ann Ambler [REDACTED]

On behalf of the "Committee for the Preservation of Lovesick Lake", please consider the following information.

Please find two Evaluations of the condition of the Forest Hill Rd as a planned entry /exit to phase one which eventually a planned long term will have 300 trailer sites on top of the Escarpment. It is a very unsafe road due to remarks below and road surface further degraded since these reviews.

The first evaluation was done by Warren Mar, cottager on Spring Lane -(See below) for the "Committee for the Preservation of LLake." and the LLTPark first Application which was denied; Submitted by then planner Kevin Duguay.

The second evaluation below, peer reviewed for the Ptbo County Planning Dept, by Michael Lang then working for Wills Associates. Wills Assoc is the new and the current planner for the trailer park.. August 2016

The MOT forbids the use of Highway #28 as an entry point - Carol Tolles MOT

**Warren renewed his same remarks to the Lovesick Lake "Committee for the Preservation of Lovesick Lake" in 2022**

**Warren Mar is Assistant Commissioner, Tribunal and Dispute Resolution Services-Planning Now .Toronto.**



He was the head legal counsel for two municipalities for over 10 years, most recently as the Commissioner of Legal and Enforcement Services for the Town of Whitby. As the Town's Solicitor, Warren provided legal advice, direction, and strategic corporate leadership to staff on a diverse range of issues, with a focus Municipal, access to information, enforcement, and planning law. Prior to Whitby, Warren served as the Town Solicitor and Director of Legal and Legislative Services with the Town of Aurora. During his career, Warren has led numerous transformative corporate initiatives and directly guided staff in multi-disciplinary departments.

**FOREST HILL ROAD EVALUATION**

Date: October 28, 2022 at 4:44 PM

**Evaluation of Forest Hill Rd**

**ROAD DEFICIENCIES FOREST HILL RD July 2017**

**Warren Mar** - first evaluated 2017; marks renewed 2022

When I emailed Jeanette at the Township, I noted this issue about the Forest Hill Road:

"the deficient traffic study and analysis, which failed to point out:

(a) the impact and unsuitability of the trailer park entrance being on Forest Hill road, especially as it is proposed to be directly adjacent to our fire route to the west and the Lovesick Lake Lodge to the north - creating what will be a busy four way stop.

(b) the unsuitability of Forest Hill Road to handle the increased traffic of even the first phase of the trailer park development, as Forest Hill Road is (by our measurement) only 4.3 metres wide and would not safely permit the side by side travel of a car going one way and a truck pulling a trailer going the other way:

(C) the current grading of Forest Hill Road, which has three relatively large hills at its northern terminus, which obstructs the view of oncoming traffic just before a vehicle would approach the new trailer park entrance."

The roadway needs significant re-grading to address the sight lines At certain points now. you cannot see oncoming vehicles Also, at 4.3 metres, the road is not wide enough to handle increased traffic In Huntsville, the minimum standard for municipally owned cottage area roads is 6.1 metres(20 feet) plus 1.2 metre shoulders on roads is 6.1 metres (20 feet) plus 1.2 metre shoulders on each side ( these are not standard roads, which would be wider. This would give a total road width of 8.5 metres, double the size of the current road. There isn't much usable expansion space now, as the adjacent land is very marshy and will require drains to be put in. Based on what I have seen, I estimate a cost of \$750-\$1500 per metre of road widening would be needed and the road is about 2km long. So at least a total cost of \$1.5 million to \$3million, not including all the necessary approvals and potential land acquisition costs for road widening . So it isn't easy or cheap

**Second Forest Hill Road Evaluation Peer reviewed by Michael Lang at the County Level Note August 16, 2016**



7<sup>th</sup> 20<sup>th</sup> 1

Forest Hill Road is very narrow. Wills measured the width of the road at several locations. The surface width ranged from 4.6 – 5.0 m. Shoulders were minimal, not more than 0.3 m and sometimes practically 0.0 m. Forest Hill is just below tolerable for a R100 road as per the Inventory Manual. This is currently acceptable given that there are no known operational issues.

Increasing traffic on Forest Hill Road will result in more conflict between vehicles travelling in opposing directions, potentially blocking traffic, and creating unsafe conditions. Furthermore, larger construction vehicles could completely block opposing traffic. More importantly, as per Subsection 3.2.5.6, Sentence (1) of the Building Code, as a fire access route, the road's clear width shall not be less than 6.0 m.

	Minimum Tolerable		Desirable	
	Surface	Shoulder	Surface	Shoulder
R100	5.0 m	0.5 m	6.0 m	1.5 m
R200	5.5 m	0.5 m	6.0 m	1.5 m
R300	5.5 m	0.5 m	6.0 m	1.5 m
Fire Access	6.0 m Clear Width			

The following activities are recommended to support the Lovesick Lake development:

*24ft*

- widening of the road to achieve a 9.0 m platform (6.0 m surface with 1.5 m shoulders), and surface treat from edge of shoulder to edge of shoulder, with consideration for an asphalt surface pending truck loading expectations.
- flattening of sharp vertical curves to eliminate sightline issues
- geotechnical investigations to confirm that road base is appropriate prior to construction,
- possible base excavations / repair for the section of road over the wetland, and
- removal of the roadside safety hazard (boulder).

We trust the above information will be of benefit to the Township and appreciate the opportunity to assist the Township in this matter.

Respectfully submitted,

Michael Lang, P.Eng.  
Manager, Transportation Engineering

D.M. Wills Associates Limited



**Per Lundberg**

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**From:** Amy Drake Jacobs [REDACTED]  
**Sent:** March 24, 2024 2:32 PM  
**To:** achitick@selwyntownship.ca; Per Lundberg  
**Subject:** Re: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Amy Jacobs  
[REDACTED]

**Per Lundberg**

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**From:** Andrew Taylor [REDACTED]  
**Sent:** April 2, 2024 12:14 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Cc:** Tory Brooks-Hill  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Hi

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In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Andrew Taylor - [REDACTED] Tory Brooks-Hill



**Per Lundberg**

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**From:** Ann Ambler [REDACTED]  
**Sent:** April 2, 2024 7:02 AM  
**To:** Keziah Holden; Angela Chittick; Per Lundberg  
**Cc:** Councillors  
**Subject:** Comment Letter LLTP Challenge on behalf of LLA

Please consider and add this commentary to the Matrix on the SEL Website. Thank you

**LOVESICK LAKE TRAILER PARK RESUBMISSION OF a 2<sup>ND</sup> APPLICATION FOR EXPANSION 2024**

The Lovesick Lake Trailer Park has submitted a second Application accompanied by studies, to the Peterborough County Planning Dept. for the Expansion of their trailer park in Phase One- 40 new trailer sites atop the Escarpment on the south shore of the lake as you approach the Burleigh lock into Stony. Following that , in the future , if this is permitted, their long term plan is to increase the total number to approximately 300 seasonal trailer sites on 200 acres they purchased from Peter Parberry atop the Escarpment.( Ref: a meeting of the "Committee for the Preservation of Lovesick Lake" with the owners August 2017). More trailer sites = more boats through the lake and also into Stony Lake!

The **Process** through which this Application flows : Proponent Application with studies filed with both County Planning and Township Planning Departments; studies peer reviewed by relevant agencies (MOE; MNR ; Conservation Authority etc ) At this point the County and Township will expect input from registered parties at a legal Public meeting to determine the outcome. Each person can speak for 5 minutes. **Public Meeting will be called, within 20 days** of acceptance of County material to Councillors. The Councillors will accept or deny the Application after accepting input from registered parties , This is a **very important meeting** where the planners will take into consideration, all our input, comments, to determine the outcome. Voting follows. You need to register either virtually or in person to speak or listen or speak and listen either way. Each person is allowed 5minutes to speak. See below directions how to register

**Our Challenge – is to defeat this second Application of the proponents with a two a pronged challenge which have been well researched : “ At Over Capacity “ of the Lake and The “ Entry passage to the Development off the Forest Hill Road and the safety of FHill Road“**

**We needed help by a letter writing campaign to Keziah Holden – Senior Planner Ptcbo County**

[kholden@petboplanning.ca](mailto:kholden@petboplanning.ca) and to Angela Chittick Clerk [achittick@selwynthownship.ca](mailto:achittick@selwynthownship.ca) **Register for meeting with Clerk Angela Chittick by email or call township office at Selwyn**

**Some Facts:**

\*The owners have hired a new planner

\*The Committee defeated the first Application 2015/16 and it was dormant filed in Township office but now revived; with some new studies

\*Their entry/exit to this development is Forest Hill Road of highway #28 at Concession #15. FHill Rd.- not up to township standards: very narrow – only one and half cars are driving either way maneuver, slow down, unsafe; ditches and few shoulders;

Used by Cottagers (27) and a couple of permanent homes, & Forest Hill Lodge and guests. Cottagers exit FHill Rd left onto Spring Lane to access their shoreline cottages from FH Lodge to the Lovesick Lock. The MOT has stated no more entry Directly off #28 as there is no left turn Lane. ( MOT/Carol Tulles 2016/17 Application.) Their only recourse is to use Forest Hill Rd

\*Prior to their purchase of Strickers Resort “ Strickers Lane “ was access to the Strickers cottages and their approx. 40 shoreline trailers off Hwy #28. But NOT access to LLTP. Following proponent purchase of Strickers, the Lane is now a Road with electronic gate and cameras off #28. and allows access to the Escarpment -Phase One and in the future time frame of a total of 300 trailer sites, up non-permit road. carved out of Escarpment.

\*The Trailer Park expansion plans to provide access to their development at the worst possible 4-way juncture in the road, creating a 4-way stop at Spring Lane Forest Hill Lodge and Trailer exit/entrance with poor visibility leaving Spring Lane. FH Road already has two serious blind spots

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\*Consider that during construction of even the first 40 sites: the number of Logging trucks ; Construction and cement trucks ;backup hoes service vehicles etc. dump trucks will further degrade the Road with it's patched up potholes.

This is considered to be "Project Splitting" or "Creep" designed to gain further approval for approx 250 more sites atop the Escarpment.

**Who will monitor and how often any of the proponents Compliance Agreements** which have historically been poor in the past??

Aside from the road issue the most critical issue is "**Boating Over Capacity**" (Geomatics Study 1991 commissioned by TSW :Lower Buckhorn, Lovesick, Clear and Stony lakes with Lovesick declared at near Overcapacity ; ) now 33 years later issues raised now more critical for **Lovesick Lake** – highest Phosphorus levels, no big fresh water inflow, shallow lake; one of smallest Kawartha TSW lakes; total boating capacity is 44.1% based on available surface area; ; shoreline degradation due to increased wake action; an increase in Aquatic plant life and algal blooms. The lake will become Eutrophic- a dead lake.

With high phosphorus levels and over capacity of boating through the centre of the Lake(TSW) a Shoreline Capacity study as well should be conducted.

### OTHER FACTS:

An increase in

**LOCKAGE PASSAGE** this past season : 6,459 thru Burleigh;

6,485 thru Lovesick Lock ( Director of Canal Operations , Ontario Waterways; TSW Feb5,2024 )

**NUMBER COMPARISON LAKE PROPERTY OWNERS TO LLTP TRAILER SITE RESIDENT OWNERS** (Committee Assessment). All have access to, impact and reliance on the lake.

34.17%lake residents( includes 2 small lodges and FH Lodge to 65.83% LLTP residences

( includes Phase One new sites on Escarpment )

With further development in the future of 300 sites total :

18.807% residents property owners to LLTP sites 81.19%

These comparisons do not consider the residents actual recreational use – nor the houseboat tie-ups and campers all across the western shore of LLake on Wolf island

Or for use by many fisher people . The parking lot was totally full most all weekends at the Burleigh Lock leaving no space for lake visitors to park.. According to lock operators people were being picked up by trailer park boats. How much parking will the proponents offer new sites and their guests?

Very sincerely ,Ann Ambler April Fools Day, April 1<sup>st</sup> 2024

**Per Lundberg**

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**From:** Ann Ambler [REDACTED]  
**Sent:** March 22, 2024 3:49 PM  
**To:** Keziah Holden; [REDACTED]; [REDACTED]; [REDACTED];  
Angela Chittick; Councillors; Sherry Senis; Per Lundberg  
**Cc:** Bogie Dian And Rick; Bedard Matt; Mathieu and Jacqueline Bedard; Ron Black; Brian  
Henry  
**Subject:** LLTP expansion -Forest Hill Road ACCESS and ENTRY off FH Hill Rd

Keziah Holden Senior Planner Peterborough  
County

Good afternoon Keziah:

: Brian Weir Director Planning and Public Works County Peterborough

: Iain Mudd Manager Planning Manager County of Peterborough

: Robert Kelly Manager Planning and Public works SEL Township

**Re: Road and Entry access to Lovesick Lake Trailer Park (LLTP) Expansion atop the Escarpment on Lovesick Lake:**

I have been reviewing the Document, listed below with attention to the **Entry Road** Forest Hill Road ( a township road ) which is approached by a (County Road) – Concession #15 and in particular the actual **Entry** into the LLTP Application as listed under the jurisdiction of

The Corporation of the County of Peterborough

Schedule “A” to By-law No: 2021-26

Guidelines concerning Development Adjacent to County Roads

(Entrance Permit)

There has been a great deal of concern and alarm expressed about the **Entry Road**( Forest Hill Road) as well as the **Actual Entry** to the Planned expansion of the Lovesick Lake Trailer park

Application Re: files #15OP-22011 (OPA) and C-14-20 (ZBLA).

I am writing on behalf of the 27 cottagers, permanent home owners, and as well owners of Forest Hill Lodge



whose access to their properties is at a 4-way junction off Forest Hill Rd.

Among the many guidelines listed there are several but I would like, at your discretion, some clarification. I suspect, several of these guidelines apply the current access situation .

As expressed in several other comments in regard to the LLTP Application ,

The Forest Hill Road is a township road, accessed from Concession #15; not up to and never been up to township width /nor shoulder standards as it is very narrow ; a straight road with two severe blind spots, no real shoulders at all or ditches ; MacCadum covered gravel about ten years ago, and used solely by property owners on Spring Lane as listed above who pay taxes maintain the road and have as the only access to their properties off Spring Lane . Often cars coming/going in alternate directions requires one car stop. Emergency access – fire route and safety standards are an issue and especially big trucks and service trucks – garbage and oil delivery. Many people walk and run on the FH Road.If the LLTP Application is approved this road should be upgraded before all the construction vehicles and heavy equipment further degrade it.

The Entry to proposed LLTP Expansion of 38/40 first Phase

The proposed entry is a **4-Way Junction**: Entry up a very steep hill from the Forest Hill Hill Lodge – no place to stop at top ; Entry from Spring Lane with very poor visibility and ditched road; FH road coming down Forest Hill Rd ( S to North) and the proposed entry by proponents an entry with cameras and an electronic gate. It appears from maps we have seen the LLTP will apply for a lot severance for Parking and trailer parking inside the entry. See guidelines listed below County of Peterborough By-law Schedule A 2021-16 above.

This is a most unsatisfactory and unsafe entry to this first phase of an expansion of which the eventual plan is to place 300 trailer sites up the road carved out of the Escarpment.

Who will be in charge of compliance and how often, as proponents might agree to, for their use of this road as an entry point? In the past the proponents appear to have be in non compliance with a number of issues.

-

I have listed some of these guidelines. There are many more listed .

1. The Guidelines shall apply to all roads under the jurisdiction of the County of Peterborough.
2. The location of all entrances shall be approved by the Director of Public works or a designate to ensure maximum safety and free flow of traffic as outlined in this guideline to minimize the possibility of interference with the road and avoid any creation or aggravation of any maintenance problem.
3. Applicants shall use The prescribed Application for Entrance Form..... per P. County
4. All work shall be carried out in accordance with County Of Ptbo standards and Specifications and under control Director of Public Works all I accordance with the permit as approved.
5. New entrances shall be permitted for existing lots of record where no entrance has previously been provided ,subject to restrictions in guideline .
6. Where an alternate means of access is available, either by connection to the lower tier road system, private road, fire route, or joint mutual entrance, direct access onto the County road system will be denied.

Page 18

7. Applicants shall contact the applicable lower tier municipality for the installation of entrances onto lower tiered roadways to determine if an entrance may be permitted to be taken on a lower tiered road, private road fire route, or shared mutual entrance.
8. Where physical conditions prevent an entrance from being taken on a lower tier road, private road, fire route or shared mutual entrance, an entrance may be considered for approval by the County at the sole discretion of the Director of Public Works.
9. An entrance not meeting the standards not meeting the standards of the County shall be removed by the applicant upon written directions of the County .....
10. Entrances may be installed by the County of Ptbo Operations dept. or by private contractor to be engaged by the applicant and accepted by County at the discretion of the County.- See section 4
11. All Costs incurred by the County for construction and /reimbursement to like or better shall be paid by applicant and be drawn from monies deposited with the County at time of Permit Issuance
12. Upon issuance of an Entrance Permit (EP) the County may circulate a copy of the Ep to the Building Dept of the lower tier municipality to advise of the proposed entrance installation....
13. The County shall maintain the authority to relocate entrance that does not comply with any section of the guideline.
14. The County of Peterborough reserves the right to refuse approval of any application should it be determined that any one of the objectives or requirements of this Guideline will be compromised at the sole discretion of the Director of Public Works.

I would appreciate and thank you for your consideration any response from this commentary.I hope it is included in the Comment Matrix .

Also if it could be certain it is circulated to all councillors

Most Sincerely Ann Ambler

Cottager and Member -Preservation of Lovesick Lake

March 22, 2024

**Per Lundberg**

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**From:** Ann Ambler [REDACTED]  
**Sent:** April 3, 2024 1:40 PM  
**To:** Sherry Senis; Ron Black; John Boyko; Mary Coulas; Brian Henry; achittick@sewlyntownship.ca; [REDACTED]; Per Lundberg  
**Cc:** Keziah Holden; [REDACTED]; [REDACTED]  
**Subject:** Video forest Hill Road re: LLTP Access please view

1. <https://1drv.ms/f/s!AtYk6vLqVZlbiY9rITrbfUWqR1d43g?e=EooM3B>

Please click on link to View:

To: Sherry Senis, Mayor Selwyn; Ron Black, Deputy Mayor; Wards: John Boyko, Lakefield; Mary Coulas, Ennismore; Brian Henry, Smith; Angela Chittick Clerk Selwyn.

rkelly, Planning and Public Works-Selwyn; Per lundberg, Planner Selwyn.

Keziah Holden, Senior Planner, Ptbo County; Iain Mudd, Planning Manager Ptbo County; Brian Weir, Director Planning and Public Works Ptbo County.

On behalf of the property owners who must use Forest Hill Road, a township road not up to standard, to access their respective 27 cottages/ permanent homes and Forest hill Lodge Owners and Guests, one of us has made three short video clips to illustrate the problems of serious safety issues , aligned with the road. These issues have been mentioned many times in other comments and we felt it worthwhile to forward these 3 videos to you for viewing, as I am sure many people who will be reviewing letters and peer reviews , sent in, have not driven nor walked down Forest Hill Road. These owners have no other means to access their properties; and once turned on to Spring Lane which is a private road they maintain have a challenge at a 4-way junction, which is especially critical at the top of the Forest Hill Lodge steep Exit hill and also the exit from Spring Lane.

We do hope you will view them and especially the one showing the Entry Point into the Phase One of the Expansion Application by the Lovesick Lake Trailer Park.

Thank you

Respectfully submitted Ann Ambler

**Per Lundberg**

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**From:** Anna Gainey [REDACTED]  
**Sent:** March 24, 2024 12:15 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Cc:** [REDACTED]  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an “expansion” vs a “new” trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Anna gainey

[REDACTED]

[REDACTED]

[REDACTED]

Via email to :

Bryan Weir, Director of Planning and Public Works, County of Peterborough [REDACTED]

Keziah Holden, Senior Planner, County of Peterborough (kholden@ptbocounty.ca)

Robert Kelly, Manager of Building and Planning, Selwyn Township [REDACTED]

Per Lundberg, Planner, Selwyn Township (plundberg@selwyntownship.ca)

**Regarding:**

**Application for Official Plan Amendment (File No. 15OP-22011)**

**Application for Zoning By-law Amendment (File No. C-14-20)**

I am writing, on behalf of the Association of Ston(e)y Lake Cottagers (ASLC), in support of the Lovesick Lake Association's (LLA) position regarding the above Applications (ref. November 2 letter to County and Township planners from Cathy Webb, LLA President).

The ASLC is volunteer run, not-for-profit member organization representing over 330 member families, many of whom are property owners in Selwyn Township. We offer summer programming and events on Juniper Island, manage historic buildings, and advocate year-round on issues impacting the lake community and environment. We have representation on the Environment Council for Clear, Ston(e)y and White Lakes (EC) and know they have written to you as well. However, as an association, we feel that our voice needs to be added to this important issue.

The ASLC support the LLA's position that the proposed 46 new trailer sites constitute a new Development and not an expansion of the existing Stricker's Resort. The proposed trailer sites are on a separate parcel of land requiring a separate road entrance. The construction of an unapproved road up the escarpment linking the two properties does not qualify a new development as an expansion of an existing one.

There is an element of déjà vu on this topic as we wrote with concerns about the original development proposal in 2017. It is our recollection that the 2017 application to develop new trailer sites for this property was deemed by Selwyn Township to be a new trailer park and was turned down. This current request to add additional trailer sites, in the manner proposed, appears to be an attempt to achieve the original plan of 300 new sites on the properties.

The potential environmental impacts of the proposed 46 new trailer sites on top of the escarpment, in addition to the currently approved plan, are concerning. These impacts are not restricted to Lovesick Lake in the interconnected waterway system we all share; the natural heritage and sensitive wetland features in the area and the downstream lakes will also be impacted.

As our colleagues at the EC have already reminded you, there are existing concerns about lake health with Lovesick Lake already reporting high Total Phosphorous (TP) concentrations with readings in the Burleigh Channel below the Falls typically higher than elsewhere in Stoney and Clear Lakes. [Ref. Kawartha Lake Stewards Association Annual Lake Water Quality Reports, May 2020, p. 45 (2019 data), May 2019, p. 42 (2018 data) and 2021 data at [klsa.wordpress.com](http://klsa.wordpress.com)].

Our colleagues have expressed concerns about:

- increased boat traffic and the subsequent shoreline damage, habitat erosion and unsafe swimming/paddling environment in high-traffic zones;
- stormwater and pollution runoff down the escarpment at the proposed development site;

[REDACTED]

- air and noise pollution affecting human and animal habitat and enjoyment;
- the lack of consideration for identified species at risk on the property;
- the potential archaeological significance of the site that is unknown due to incomplete assessments.

We share these concerns and urge you to consider both short and long-term impacts of an approval of this proposal.

It could be easy to read this letter and think it is a case of NIMBYism. It is not. We are not an anti-development group. We want people to be able to enjoy the beauty of the region for generations to come. The reality all citizens need to face is that the stressors on the lake environment have increased significantly over time because of human impact. This reality calls for thoughtful decision making. Decision making that considers no one development in isolation of the environment it exists in and thinks ahead to what precedence is being laid out at each and every turn.

The project, as proposed, is simply not an expansion of an existing development. It is a new project. Building a road without permission to join properties together is not the logic to build an expansion case on. This basic fact, along with the environmental and community impacts outlined above and in the November 2 letter from the LLA and the November 22 letter from the EC are worthy of careful consideration. We urge you to not approve the Application for Official Plan Amendment or their Application for Zoning Bylaw Amendment (file numbers noted above).

Thank you for your attention.

Sincerely, \_\_\_\_\_



Shannon Thibodeau, M.Sc.  
President, Board of Directors  
Association of Ston(e)y Lake Cottagers Inc.

\_\_\_\_\_

CC via email:

- Cathy Webb, President, Lovesick Lake Association \_\_\_\_\_
- Anne Ambler, Committee for the Preservation of Lovesick Lake \_\_\_\_\_
- Kari Stevenson, Clerk, County of Peterborough \_\_\_\_\_
- Angela Chittick, Clerk, Township of Selwyn (achittick@selwyntownship.ca)
- Roslyn Moore, Chair, Environment Council for Clear, Stoney and White Lakes \_\_\_\_\_
- Mike Harris, Director – Environment, Association of Ston(e)y Lake Cottagers Inc. \_\_\_\_\_

\_\_\_\_\_

**Per Lundberg**

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**From:** Rogers Email [REDACTED]  
**Sent:** November 14, 2022 8:43 AM  
**To:** Per Lundberg  
**Subject:** Fwd: Lovesick Lake Trailer Park Proposal

Good Monday Morning Gentlemen:

We are writing to you today to express our gravest concerns regarding the proposed expansion and development of the Lovesick Lake Trailer Park, and we wish to have these valid concerns recorded on file as well.

Earlier in November, Cathy Webb, the President of the Lovesick Lake Association, with the help of committee members for the Preservation of Lovesick Lake and Board Members, sent you both a letter outlining numerous valid concerns with regard to this development. I would like to express my complete support for this insightful and learned view and strongly wish to reiterate those impactful concerns here as the outcome of your decisions will last into eternity and create permanent devastating consequences to our community for the lifetimes of generations to come.

We recognize and appreciate that the need for housing is a key driver in our area however, this project is not a housing solution, rather it is an increase in short term recreational use dwellings that will unfortunately leave a huge deleterious carbon footprint and economical cost in our community without any added benefit of truly liveable homes, large scale long term employment and permanent tax base.

The following are our valid points; which we believe that you should review and strongly consider how much they will truly detract rather than add to our global community:



1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code and adding more traffic will be a seriously unsafe liability
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity for boat traffic. The probable additional use of this particular water body has a huge potential for added pollution whereby creating a toxic water supply for those actual existing homes who draw their life supporting water for daily use from this lake.
3. Project definition - the reasoning for it being an “expansion” vs a “new” trailer park is the illegal road they built without a permit to join the existing trailer park and the top of the escarpment. How can this anomaly and process be supported whereas other members of the community would be sanctioned for such action adding insult to injury for all those who in the past have followed the rules as well as precedent setting for all those who will no longer have to.
4. Archaeological Assessment - only 30% of area tested and this certainly is not reflective of respect for our indigenous peoples especially with truth and reconciliation being of prime importance for our country. The arrogance and hubris alone is beyond the pale at this time and certainly not the optics we wish to be associated with.
5. Project Creep - concern that this is really only a small part of their full plans, a real worry since their original application was for 300 trailer sites! If this corporate entity is not held to task now.....when? Their past practice already speaks volumes of their contempt and disregard for their neighbours, government and community in which they exist. It has been our understanding that the layers of legislation and good governance is meant to assist and protect and serve all of our community and that we all accountable to our neighbours.
6. Species at Risk - needless to say there will be a huge loss of habitat and protection for some threatened species which is also a huge loss for our generations to come.
7. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) adding additional effluents will eventually kill the lake as we know it and the people who depend on this water for survival.
8. Stormwater Management- concerns about run-off down the escarpment and calamitous erosion and toxicity to the geographical area.
9. Wastewater Management - shallow soil depth and porous limestone in the area will require advanced treatment options to safeguard neighbouring wells and Lovesick Lake. The restrictions of development for individual home owners and home developers are stringent with respect to waste and waste water containment.....where is the consistency in

expectations. Waste is waste regardless of the type roof under which the waste is produced.

10. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties thereby eroding property taxes and spin off economies already being generated because we husband, nature and protect our current resources.

In addition, We request that as a taxpayer, we be noted as a persons of interest on these Applications so that we will be notified of any and all meetings and decisions made.

Regards,

**Wayne and Caroline Barlett**



Sent from my iPad

**Per Lundberg**

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**From:** Ann Ambler [REDACTED]  
**Sent:** November 4, 2022 8:18 PM  
**To:** Per Lundberg  
**Subject:** Fwd: Preserve Lovesick lake

Please see Ruth Barrett letter from Lovesick Lake re: trailer park Applications for expansion  
AA

Sent from my iPhone

Begin forwarded message:

**From:** cheryl gamble [REDACTED]  
**Date:** November 4, 2022 at 11:11:35 AM EDT  
**To:** k.holden@ptbocountry.ca  
**Cc:** william mandino [REDACTED], Julie Metheral [REDACTED], doug barrett [REDACTED]  
**Subject:** Preserve Lovesick lake

To whom it may concern:

My name is Ruth Barrett. I initiated the Lovesick Lake association. My family has owned a cottage on the south shore of lovesick lake for over 70 years, [REDACTED]. We have seen the increase of boat traffic, road traffic and deteriorating of ecology. One of the main focusses of our association was Stricker's, the trailer area. Over the years, we have had to put up with illegally added trailers and docks. We were involved in a report printed in 1990 that said lovesick lake should have no further buildings or trailers. I am shocked that the brothers have put in an illegal road and advertised trailers for sale. They have no concern for prior reports or the people of Lovesick Lake.

Forest Hill Lodge Road is one lane. Obviously we cannot support any development, let alone the 300 lots requested. What about road traffic and sewage? Do they plan to fill in the swamp that is on either side of the road, with no concern for the ecological fall out? My family and others walk or bike the road daily. How can this be safe with their plan?

I don't support the excess runoff and drainage that would enter Lovesick Lake. What once was a spring next to the shore is now unavailable. I will forward this letter to my family member who is part of the Clear Lake association because they will be affected from the runoff.

One has to spend an afternoon and watch the boating traffic. It is a such a small lake that they circle each other trying to avoid crashing.

My family supports preserving lovesick lake and eliminating any expansion.

Sincerely

Ruth Barrett

(My daughter is typing this for me)

**Per Lundberg**

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**From:** Beckie Bart [REDACTED]  
**Sent:** April 13, 2024 7:55 PM  
**To:** kholden@ptbocounty.ca; Angela Chittick; Per Lundberg  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Good Evening,

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,  
Rebecca Bart

[REDACTED]  
[REDACTED]



Sent from my iPhone

**Per Lundberg**

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**From:** dian bogie [REDACTED]  
**Sent:** November 4, 2022 5:35 PM  
**To:** Per Lundberg  
**Subject:** RE: File # 15OP-22011 (OPA) and C-14-20 (ZBLA)

Dear Per,

If we are not already on the list please add our names so that we may be notified of any and all meetings or decisions, regarding File #15OP-22011 (OPA) and C-14-20 (ZBLA)

The comments listed in Cathy's letter are shared concerns both now and as I stated in my reviews in 2016.

Thank you.

Sincerely  
Dian and Rick Bogie

Sent from [Mail](#) for Windows

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**From:** [Per Lundberg](#)  
**Sent:** November 2, 2022 3:16 PM  
**To:** [Lovesick Lake Association](#); [kholden@ptbocounty.ca](mailto:kholden@ptbocounty.ca); [Robert Kelly](#)  
**Cc:** [Ann Ambler](#); [Cathy](#); [dian bogie](#)  
**Subject:** RE: File # 15OP-22011 (OPA) and C-14-20 (ZBLA)

Hello Cathy,

Thank you for your comments. These will be considered as part of the review process for the applications you have referenced.

Per Lundberg, M.Pl., MCIP, RPP  
Planner  
Township of Selwyn  
[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)  
705.292.9507 x220

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**From:** Lovesick Lake Association [REDACTED]  
**Sent:** November 2, 2022 3:06 PM  
**To:** [kholden@ptbocounty.ca](mailto:kholden@ptbocounty.ca); Per Lundberg <[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)>; Robert Kelly  
[REDACTED]  
**Cc:** [Ann Ambler](#) [REDACTED]; [Cathy](#) [REDACTED]; Lovesick Lake Association  
[REDACTED]; [dian bogie](#) [REDACTED]  
**Subject:** File # 15OP-22011 (OPA) and C-14-20 (ZBLA)

From Cathy Webb, President of Lovesick Lake Association

November 2, 2022

**Dear Keziah Holden – Senior Planner, Peterborough County**

**Dear Per Lundberg – Planner, Selwyn Township**

**Dear Robert Kelly – Manager of Building and Planning, Selwyn Township**

**RE: Files# 15OP-22011 (OPA) and C-14-20 (ZBLA)**

I am writing this letter on behalf of the Lovesick Lake Association (LLA) and the Committee for the Preservation of Lovesick Lake in order to outline our many concerns about the proposed expansion of the Lovesick Lake Trailer Park (LLTP). Considering the sensitivity of Lovesick Lake and other environmental attributes of the area, we strongly recommend that the proposed project (“the Plan”) carefully consider all matters that could impact the area’s natural heritage and sensitive wetland features as well as the lake’s ecosystem and the recreational values for both existing and potential users. We understand the Plan is currently undergoing the Peer Review process to review the various documents and reports submitted by the Applicant and request that we be advised of the findings and recommendations of the review committee when it is completed.

Our concerns include the following areas:

**1. Increased Traffic and Road Safety:**

Access to the proposed trailer park expansion site is via Forest Hill Road. Forest Hill Road is a very narrow township gravel road which currently provides access via Spring Lane to roughly 30 cottages along the south shore of Lovesick Lake. The addition of 46 new trailer sites will more than double the number of road users and give rise to a corresponding increase in the amount of traffic. The current traffic level on Forest Hill Road puts the classification at R200 which requires a minimum 5.5m width with 0.5m shoulder. The current road width ranges from 4.6 to 5m with virtually no shoulder. **Furthermore, the Ontario Building Code requires that a road should have a minimum clear width of at least 6m for fire access.** There are some stretches of the road with short curves and limited visibility as well as a large boulder hazard right beside the road. The current condition of the road is marginal at best to support the current volume of traffic. Increasing traffic will result in more conflicts between vehicles travelling in opposite directions as well as interactions with additional construction and service vehicles accessing the trailer park creating unsafe situations. **There should be no consideration given to the expansion of the trailer park without upgrading Forest Hill Road to comply with R200 standards.**

**2. Lake Capacity:**

Lovesick Lake is among the smallest in the Trent Severn Waterway with many natural hazards and shallow areas that reduce the useable boatable area to 44% of the total surface area. While the proposed trailer sites are not directly on the lake and do not involve any new shoreline development, they are connected to the existing park which has significant presence on the lake. Water-based recreational activities are heavily promoted by the park and it is unquestionable that the addition of new trailer sites will put further pressure on the capacity of

Lovesick Lake. The Water Recreation and Shoreline Land Use Study for Lovesick Lake by Geomatics commissioned by the TSW (published Oct 1991), determined that the lake was already at capacity in 1991 using the lake capacity model from Michalski et al (1990). Recommendation #23 in the study states that “Further development on Lovesick Lake should be discouraged unless it can be shown that such development will not significantly increase the existing boat use on the lake”. The addition of new 46 sites represents a significant increase in lake users and we believe it has not been adequately demonstrated that there will not be a corresponding increase in boat usage.

### **3. Project Definition:**

In the previous application for park expansion (2016-17), it was identified in the peer review that subject property had no linkage to the existing park because it is separated by a steep slope (escarpment) of approximately 25 meters. **This escarpment is a regulated feature under Ontario Regulation 167/06.** In an attempt to circumvent this encumbrance, the applicant has constructed an illegal road up the escarpment without a permit in order to justify the project as an expansion. While it is impossible to undo the damage already done to this significant natural feature, it is our belief that this unpermitted linkage should not be allowed to support the justification of the subject property as an expansion. The proposed trailer site should be considered as “new” and therefore not allowed as per the Official Plan.

### **4. Archaeological Assessment:**

Coughwawkuonykawk (Lovesick) Lake has a long, rich and varied cultural history that needs to be surveyed, assessed and appropriately protected. The subject lands are located within the Traditional Territory of the Curve Lake First Nation and is incorporated within the Williams Treaties Territory. It is particularly noted for its Indigenous cultural heritage in and around the area. For example, the lake contains the oldest Native fishing weirs found so far in North America. Increased boat traffic could have a detrimental impact on these historically significant artifacts. While the current archeological study indicates that there were no artifacts found, it appears that the study only examined 30% of the subject land and did not adequately investigate the entire subject area. As well, we are concerned that there has not been adequate consultation with the local indigenous population and the project has not been reviewed or approved by the Curve Lake First Nation and the Kawartha Nishnawbe of Burleigh Falls.

### **5. Project Creep:**

The Applicant has a track record of engaging in activities without first obtaining the required permits (road up the escarpment, beach alterations, dock installations). Such activities can have potentially detrimental effects to native flora and fauna. We are concerned that should the trailer park expansion be allowed, these activities may continue and there is no effective way to ensure compliance since there is no public visibility of the proposed site. The revised Environmental Compliance Approval Design Brief document (July 30, 2020) still refers to the future development of an additional 300 sites in addition the initial expansion along the top of the escarpment. We are extremely concerned that the park will grow far beyond the initial target by engaging in illegal Project Splitting, if the first phase of expansion is permitted to move ahead.

### **6. Species At Risk:**



The subject land is located in an area which is potentially home to several Species at Risk. The EIS identified 3 Butternut trees on the property and there is the potential for others. Additionally, the Wood Thrush (listed as Species of Concern in Ontario) was found to be present in the proximity of the site. While the EIS did not identify any additional Species at Risk, it is known that the Eastern Whip-poor-will (identified as threatened under the Species at Risk Act) is found in the area from reports of local cottagers. The 3 brief (5 minute) surveys conducted during the EIS study are insufficient to confirm or deny the presence of this elusive nocturnal bird. More detailed studies should be conducted to ensure there is no impact from the proposed development on the nesting habitat of this threatened species. The majority of the site has been identified by the MNR as a deer yard / deer wintering area. Any significant development in the area will no doubt have a negative impact on the deer's utilization of this site, compromising their survival.

**7. Water Quality:**

Lovesick Lake is the among the smallest lakes on the Trent Severn Waterway (TSW). It has a shallow mean depth, a small watershed, only one major inflow source, and is a prime candidate for continued eutrophication. It also has the highest Total Phosphorus (TP) concentrations in the Kawartha Lakes continuum. Occasionally the TP concentrations in Lovesick Lake even exceed the Provincial guideline of 20ug/L and we are very concerned about any increases to the TP loadings to the lake. Development is a known contributor to TP loadings. For example, Lake Management plans and assessments prepared for Lake Scugog and Pigeon Lake show that urban developmental areas contribute a disproportionate amount of TP loadings. We would want to see the Applicant commit to mitigation measures to control the phosphorus run-off. The Plan should also include measures taken to eliminate TP contributions from all sources, including septic systems or holding tanks, run-off from existing and proposed development, and the protection of groundwater.

**8. Stormwater Management:**

Stormwater runoff is a serious concern due to the porosity of the limestone escarpment especially to adjacent properties. There appear to be no stormwater quality or quantity controls for all of the proposed trailer sites north of the access road. While there is a "vegetated ditch" to control runoff from the access road, all of the stormwater runoff from the trailer pads containing nutrients and pathogens from pet waste, suspended solids and other contaminants will be directed down the escarpment and towards adjacent properties and the lake.

**9. Wastewater Management:**

It is recognized from the PSOA (Private Services Options Assessment) report that "native soil conditions at the resort may not necessarily be suitable for subsurface disposal as overall depths are insufficient to support common subsurface disposal design." As such, more advanced methods for primary and tertiary sewage treatment would be required. While such advanced systems can outperform traditional septic systems, they are more complex and prone to failure if not properly maintained. Since the sewage works would be located within 300m of Lovesick lake, any degradation of the system may result in leakage of nitrates, phosphorous, and pathogens into the ground water and ultimately to Lovesick Lake. The effluent plume and drainage from the proposed system needs to be adequately defined to ensure there are no negative effects adjacent wells and on the lake.

**10. Pollution - Air, Noise and Light:**

Concerns have been voiced about air and noise pollution from additional vehicles and fire pits at the site of the planned expansion, and light pollution impacting neighbouring property owner's ability for star gazing and enjoying the night sky.

**Summary:**

We have outlined many concerns we have about the potentially negative impacts of the proposal to expand the Lovesick Lake Trailer Park. We urge both the County of Peterborough and Selwyn Township to consider all of these elements prior to making any decisions in the matter. We also reiterate our request to be notified of any and all meetings and decisions regarding these applications and reserve our right to appeal.

Regards,

Cathy Webb  
President, LLA

Cc: Ann Ambler, Past President and Committee member for the Preservation of Lovesick Lake  
Dian Bogie, Committee member for the Preservation of Lovesick Lake  
Lovesick Lake Association Membership

**Per Lundberg**

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**From:** dian bogie [REDACTED]  
**Sent:** February 12, 2024 9:15 AM  
**To:** [REDACTED]; Holden, Keziah; Robert Kelly; Per Lundberg; Sherry Senis; Brian Henry; Angela Chittick; John Braybrook; [REDACTED]; [REDACTED]  
[REDACTED]; Cathy Webb; Ann Ambler; Tina Warren  
**Cc:** Liz Ambler; Jane McLean; Julie Otto; Chris Waghorn and Monica Dion; Jeff Webb  
**Subject:** Letter Regarding the Lovesick Lake Trailer Park Expansion

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On Feb 10, 2024, at 6:06 PM, dian bogie [REDACTED] wrote:

Hello,

Once again, thank you in advance for taking the time to read various comments and concerns regarding the ongoing pursuit of the Expansion of the LLTP (Lovesick Lake Trailer Park). The Application is for an Official Plan Amendment (File No. 150P-22011) and Application for Zoning By-Law Amendment (File No. C14-20).

I am writing on behalf of the Committee for the Preservation of Lovesick Lake and as Treasurer of the Lovesick Lake Association.

The current Expansion request is for 38 to 41 new trailer sites to be positioned upon the Escarpment as shown in the Proponents' literature. A major concern is that this is 'Project Splitting' or 'Creep Development' designed to gain approval and set a precedent for future development. In fact, the proponents, Steve and Scott Purves met with four members from the Lovesick Lake Assoc. on Aug. 11th, 2017 to discuss their project which they denied as Project Splitting. LLA (Lovesick Lake Assoc.) members were told later that the project plans were multi decade and would be phased in gradually. As recently as Dec. 19th, 2023, the Comment Response Matrix (Selwyn Township website) indicates that when LLTP were asked about the further 300 sites in their long term plan, the response was: " we have not yet submitted an application for the 300 sites to the MECP. In discussions with Steve Purvis the plan is to wait until the ECA for the current 38 sites is received before submitting the application for the 300 sites." This same or similar response was given not less than 4 times. With this type of information on record, it's difficult to not see this as Project Splitting in order to gain precedent

At this same meeting on Aug. 11th, 2017, due to the fact that the LLTP had the largest number of watercraft on the lake, it was not unreasonable to determine that additional watercraft would exceed the lake's carrying capacity. It was suggested that LLTP meet with their consultant to undertake not only a Boat Capacity Lake study but also a Lakeshore Capacity Assessment and in particular, Total Phosphorous levels. As mentioned in previous letters of

Concern, Lovesick Lake one of the smallest on the TSW has the highest Phosphorous levels and is at the tipping point of becoming an Eutrophic or Dead Lake!

The Ministry of the Environment, along with the ministries of Natural Resources and Municipal Affairs and Housing prepared the Lakeshore Capacity Assessment Handbook: Protecting Water Quality in Inland Lakes, " to provide guidance to municipalities and other stakeholders". "Protection of water quality is essential to protecting the environmental, recreational, economic and property value of a lake." "While municipalities are not required to carry out Lakeshore Capacity assessments, this planning tool is strongly recommended by the Ontario government as an effective means of being consistent with the Planning Act, the Provincial Policy Statement (2005), the Ontario Water Resources Act and the federal Fisheries Act." Although water quality, especially phosphorus is one aspect of the lakeshore capacity assessment, other "factors such as soils, topography, hazard lands, crowding and boating limits may be as or more important than water quality."

"What circumstances might trigger the need for a lakeshore capacity assessment?"

1. When municipalities are developing or updating their official plans.
2. If significant improvements to road access are being considered or have occurred, increasing the use of residences from seasonal to extended seasonal or permanent
3. If significant developments are being considered within a 300 m of a lake .....
4. If significant or unusually large amounts of development are proposed for a lake beyond the 300 m boundary
5. If water quality problems (e.g., elevated levels of Phosphorous, loss of water clarity, or algal blooms) are noted

It appears that all of the above listed circumstances are quite applicable.

A number of inland lakes in Renfrew County, Tay Valley Township and more locally, a portion of Jack Lake have been given this designation. "...lakes that are found to be at or above their development capacity should be documented in the municipality's official plan and zoning bylaws. For example a zoning bylaw may state that the following lakes are **zoned no more development OR are subject to a prohibition on new development**".

In fact the County Official Plan of Renfrew goes so far as to state: 9.3 (2) b "No new tent or trailer parks or tourist establishments or **enlargements of an existing tent or trailer park** or tourist establishment with lakeshore frontage shall be permitted."

In fact, Otonabee Region Conservation Authority (ORCA) has requested this study at least twice and has yet to receive one.

October 1991, the Water Recreation and Shoreline Land Use Study Lower Buckhorn, **Lovesick Lake**, Clear and Stony Lakes (Geomatics International) also referred to as the Geomatics study, was commissioned by the Trent-Severn Waterway and printed. Now 33 years later, the issues raised then are even more concerning now. Statistics and Recommendations from this Study are listed below:

- Total Available surface area of the lake for boating is 128.0 (ha)
- Proportion of Total Surface area Available for boating, only 44.1%

- Lovesick Lake has the highest level of use in the study area, based on the surface area analysis. Re Boating Capacity, "Given the present state of the capacity model, a maximum surface area capacity of 60% is recommended for all of the study lakes. Three of the study lakes are operating within their physical capacity (60%) based on the surface area alone. Lovesick Lake at 65.8 %, appears to be OVER capacity based on available surface area."
- "Further development on Lovesick Lake should be discouraged unless it can be shown that such development will not significantly increase the existing boat use on the lake."
- "All remaining wetlands in the study area should be preserved."
- Any new applications for campgrounds or trailer parks will be required to submit a report, to the satisfaction of the TSW indicating .....the Cumulative effect of this new development on the boating capacity of the lake. As people staying at trailer parks or campgrounds in the study area utilize the water resources at hand, their impact on water capacity needs to be more closely monitored."
- "All future resort development applications include a clear summary of the proposed docking facilities and an analysis of the impact that the resort will have on the surface capacity of the lake as a whole and on nearby busy areas, if any. Subsequent applications for additional docking facilities would be similarly treated."

Since the publication of this study, when the lake was deemed at or over capacity, the ensuing 33 years has added immense stress to an already vulnerable lake. The increase in boat traffic; shoreline degradation due to increased wake action; an increase in aquatic plant life and algal blooms, are all notable. The appreciable decline in the quality and quantity of the walleye/pickerel and small and large mouth bass fishery, is also a sad reality in the degeneration of the lake.

The Natural Heritage Policies play a very important role in the Growth Plan for the Greater Golden Horseshoe (GPGGH) of which Peterborough County belongs.

ECOVUE, consulting services inc. were employed to assist with the interpretation of new legislation and the 'Lovesick Lake Park Expansion Review, An Inventory of Planning Concerns' was prepared for the LLA, Aug. 8th, 2018. Listed below are points of major interest as they relate to the Expansion of the LLTP.

"the entire subject lands are covered by key Natural Heritage (significant woodlands) and or hydrologic features (wetlands)" Additionally, according to Ministry of Natural Resources and Forestry mapping, the entire property is also located outside of any settlement areas and within the recently established Natural Heritage System. **Given the GPGGH policies prohibiting development in significant woodlands and wetlands, it is our opinion that the proposed development is inconsistent with current provincial policy** and that the subject lands would not be suitable to any additional development beyond that which is currently permitted.....

"It would still be necessary for the applicants to demonstrate that development is compatible with the scale, character and capacity of Lovesick Lake."

"The existing LLTP also contains units/sites based on a visual count of mapped sites Park's website. As such with the additionally proposed 294 proposed sites, this development proposal would result in 675 total trailer park/camping units with direct access to Lovesick Lake. This would represent a 37% increase in the total number of seasonal dwelling units with such

access. Given this significant increase, **it is our opinion that the proposed development is not compatible with the scale and character of the rural landscape.**

**"...it is our opinion that the subject proposal application should, at minimum provide a planning rationale as to how the development will not significantly increase existing boat use on the Lake."**

We also continue to be concerned about the following:

Vehicular safety on the proposed access from Forest Hill Road.

Water safety on an already at and over boating capacity on the lake.

Noise and air pollution. The latter is worthy of comment because most of the current, approximately 220 trailer sites have fire pits.

Declining quality of fishery

Quality of water

Quantity of water

Stormwater Runoff especially with many more flat surfaces being planned. i.e. concrete pads; roof tops; decks; driveways; roads etc.

Environmental Impacts

Natural Heritage Features

In summary, we thank you for taking the time to read and consider our comments, opinions and concerns because we truly appreciate having the opportunity to contribute to this very important process.

Sincerely,  
Rick and Dian Bogie

Citations and Quotes: Comments Response Matrix, Peterborough County; Lakeshore Capacity Assessment Handbook, MOE; FOCA (Federation of Ontario Cottagers Associations); Geomatics International, 1991; Lovesick Lake Park Expansion Review an Inventory of Planning Concerns, ECOVUE Consulting Services, 2018; Renfrew County Official Plan

**Per Lundberg**

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**From:** Per Lundberg  
**Sent:** October 6, 2022 12:34 PM  
**To:** dian bogie; Holden, Keziah  
**Subject:** RE: Application for OPA  
**Attachments:** Notice of Complete Application (15OP-22011 & C-14-20).pdf

Hi Dian,

See my responses in red below.

Per Lundberg, M.Pl., MCIP, RPP  
Planner  
Township of Selwyn  
[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)  
705.292.9507 x220

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**From:** dian bogie [REDACTED]  
**Sent:** October 6, 2022 12:06 PM  
**To:** Holden, Keziah <KHolden@ptbocounty.ca>; Per Lundberg <plundberg@selwyntownship.ca>  
**Subject:** Application for OPA

Good Morning Keziah and Per  
Hope that all is well with you and yours.

I was wondering if you'd had a chance to read my email of Oct. 2<sup>nd</sup>, regarding the Application by the Purves Brothers for the expansion of the Lovesick Lake Trailer Park, File # 150P-22011 and ZBLA File # C-14-20?

A number of people are very interested in the Application and specifically:

A) The final date for submission of comments and observations?

The applications have only been deemed complete at this point with the notice of complete application having been sent out (as attached). To be considered by Township and County Council, comments will need to be submitted prior to Township and County councils making a decision regarding these applications. We typically ask that written comments be submitted before the scheduled public meeting. A public meeting has not yet been scheduled for these applications as the submissions are currently undergoing agency and peer review.

B) How to become registered as a person of interest and be notified of any movement regarding these applications?

Please submit a written request to be notified of the public meeting and/or decision regarding these applications. We'd need to get this request from each individual requesting to be notified including their name, mailing address, phone and email contact information so that we can follow up, as needed. The written request must be submitted to the County regarding the Official Plan Amendment and to the Township regarding the Zoning By-law Amendment.

C) At this juncture in the process, what is required, if there are objections?

Please submit written comments regarding the Official Plan Amendment to the County and any comments regarding the Zoning Amendment to the Township.

D) How does one submit comments?

We prefer that comments are submitted via email. For the Township, you can submit comments to [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). Please make sure you reference the ZBLA file no C-14-20 when submitting comments to the Township.

You can also submit comments to the Township via mail or our drop box in front the office. You can also submit written comments directly to staff at the Township office. Please contact Keziah for the preferred email address and details regarding submitting comments to the County.

We would appreciate a response at your earliest convenience as a number of people in our Membership are quite concerned.

Thank you in advance.

Sincerely

Dian Bogie (Treasurer, Lovesick Lake Assoc. And Founding Member for the Preservation of Lovesick Lake Committee)

Sent from [Mail](#) for Windows





**Birchcliff Property Owners Association of Douro-Dummer, Inc.**  
[REDACTED]  
[REDACTED]

County of Peterborough  
470 Water Street  
Peterborough, ON K9H 3M3  
[kholden@ptbocounty.ca](mailto:kholden@ptbocounty.ca)

Township of Selwyn  
1310 Centre Line  
P.O. Box 270  
Bridgenorth, ON K0L 1H0  
[plundberg@selwvntownship.ca](mailto:plundberg@selwvntownship.ca)

**Re: file number 15OP-22011 – Expansion of Lovesick Lake Campground**

Dear Sir/Madam:

I am writing on behalf of the BPOA in respect of the proposed County Official Plan Amendment, and the Township of Selwyn proposed Zoning By-Law Amendment for the above project.

The BPOA has concerns about this proposal especially regarding stormwater and wastewater management, water quality, Lake capacity, the building of an illegal road, and the long term plans to expand beyond the 46 new trailer sites being applied for in this application.

The BPOA is an incorporated property owner's association immediately downstream of Lovesick Lake. Our property owners will be impacted by water quality, water run-off, increased traffic, the project's impact on the area's natural heritage, and sensitive wetland features as well as the lake's ecosystem and the recreational values for both existing and potential users.

We request to be notified of any and all meetings and decisions regarding these applications and reserve our right to appeal.

Sincerely

**John McGregor**  
Director

**Per Lundberg**

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**From:** Brian Dunn [REDACTED]  
**Sent:** April 2, 2024 6:00 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) : Brian Dunn

(email) : [REDACTED]

(AND cottage postal address) : [REDACTED]

--

[REDACTED]  
[REDACTED]

[REDACTED]

**Per Lundberg**

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**From:** Bruce Brownscombe [REDACTED]  
**Sent:** March 30, 2024 6:20 PM  
**To:** Per Lundberg; Angela Chittick  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) :Bruce Brownscombe

(email) :

[REDACTED]  
(AND cottage postal address) :

**Per Lundberg**

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**From:** Dr. Bruce Cole [REDACTED]  
**Sent:** March 24, 2024 8:41 PM  
**To:** G WARD STRICKLAND  
**Cc:** kholden@ptbocounty.ca; Per Lundberg; [REDACTED]; ASLC  
Communications  
**Subject:** Re: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Nice letter.  
Thanks Ward

On Sun, Mar 24, 2024, 11:57 a.m. G WARD STRICKLAND [REDACTED] wrote:  
To whom it may concern:

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.
8. As a property owner directly downstream from this proposed development I am extremely concerned about how the quality of our Trent waterway and adjoining properties will be severely degraded.

In addition, I request that as a taxpayer in Selwyn Township, I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Sincerely,

Ward Strickland

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

**Per Lundberg**

---

**From:** candace markovich [REDACTED]  
**Sent:** April 19, 2024 8:41 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Hi Everyone,

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Candace Jentz

[REDACTED]

Sent from my iPhone



**Per Lundberg**

---

**From:** [REDACTED]  
**Sent:** April 1, 2024 4:36 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Cc:** caseymccallum  
**Subject:** Re: Files #150P-22011 (OPA) and #C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Catherine McCallum

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Per Lundberg**

---

**From:** Catherine Poyen Zemans [REDACTED]  
**Sent:** April 10, 2024 2:00 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

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6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Catherine Zemans  
[REDACTED]  
[REDACTED]



**Per Lundberg**

---

**From:** cathydandy [REDACTED]  
**Sent:** April 2, 2024 1:05 PM  
**To:** Per Lundberg; Angela Chittick; kholden@ptbocounty.ca  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Finally, I would like to request that the Township and the County explore the idea of mandated septic tank inspections. I am aware that many cottages avoid this and some builders even skirt around limits when renovating.

Regards,

[REDACTED]

Sent from my Galaxy

March 14, 2024

**Via Email To:**

**Bryan Weir** - Director of Planning and Public Works,  
Peterborough County [REDACTED]

**Iain Mudd** - Manager of Planning [REDACTED]

**Keziah Holden** – Senior Planner, Peterborough County  
([kholden@ptbocounty.ca](mailto:kholden@ptbocounty.ca))

**Kari Stevenson** - Clerk, Peterborough County  
[REDACTED]

**Per Lundberg** – Planner, Selwyn Township  
([plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca))

**Robert Kelly** – Manager of Building and Planning, Selwyn  
Township [REDACTED]

**Angela Chittick** — Clerk, Selwyn Township  
([achttick@selwyntownship.ca](mailto:achttick@selwyntownship.ca))

**RE: Files# 15OP-22011 (OPA) and C-14-20 (ZBLA)**

I am writing this letter on behalf of the Lovesick Lake Association (LLA) and the Committee for the Preservation of Lovesick Lake in order to outline our continuing concerns about the proposed expansion of the Lovesick Lake Trailer Park (LLTP). Considering the small size and sensitivity of Lovesick Lake and other environmental attributes of the area, we strongly recommend that the proposed project (“the Plan”) carefully consider all matters that could impact the area’s natural heritage and sensitive wetland features as well as the lake’s ecosystem and the recreational values for both existing and potential users. We understand the Plan is currently undergoing the Peer Review process to review the various documents and reports resubmitted by the Applicant. We acknowledge that many reports and studies have been updated since the original application; however, we still

have many outstanding concerns which are outlined here in this letter. I respectfully request to be advised of the findings and recommendations of the peer review when it is completed, and to be notified of any and all meetings and decisions with regards to these applications.

Our continuing concerns are as follows:

**1. Increased Traffic and Road Safety on Forest Hill Road:**

Access to the proposed trailer park expansion site is being planned via Forest Hill Road - a very narrow township gravel road which currently provides access via Spring Lane to roughly 30 cottages and homes along the south shore of Lovesick Lake. The addition of 38-40 new trailer sites will more than double the number of road users and give rise to a corresponding increase in the amount of safety concerns. The current traffic level on Forest Hill Road puts the classification at R200 which requires a minimum 5.5m width with 0.5m shoulder. The current road width ranges from 4.6 to 5m with virtually no shoulder. There are some stretches of the road with sharp curves and limited visibility as well as a large boulder hazard right beside the road.

As noted in the original road study submitted by Michael Lang, Manager, Transportation Engineering at DM Wills Associates, "Forest Hill Road is just below tolerable for a R100 road... More importantly, as per Subsection 3.2.5.6, sentence (1) of the Building Code, as a fire access route, the road's clear width shall not be less than 6.0m." The current condition of the road is marginal at best to support the current volume of traffic and fails to meet safety standards for emergency fire access. Increasing traffic will result in more conflicts between vehicles travelling in opposite directions as well as interactions with additional construction and service vehicles accessing the trailer park creating unsafe situations. Nothing has been done to improve the



road conditions since the original application in 2016 - the road can only have degraded further in the eight years since. There should be no consideration given to the expansion of the trailer park without upgrading Forest Hill Road to comply with R200 standards several recommendations are outlined in Michael Lang's report.

## **2. Lake Capacity:**

Lovesick Lake is among the smallest of lakes in the Trent Severn Waterway system with many natural hazards and shallow areas that reduce the usable boatable area to a mere 44% of the total surface area. The Water Recreation and Shoreline Land Use Study for Lovesick Lake by Geomatics commissioned by the TSW (published Oct 1991), determined that the lake was already at capacity in 1991 using the lake capacity model from Michalski et al (1990). Recommendation #23 in the study states that "Further development on Lovesick Lake should be discouraged unless it can be shown that such development will not significantly increase the existing boat use on the lake". Water-based recreational activities are heavily promoted by the park. Any increase in development must be carefully evaluated to ensure that it does not overcrowd or detract from the natural beauty and recreational value of the lake.

Furthermore, during the Pre-Consultation period, Otonabee Regional Conservation Authority (ORCA) has, at least twice, requested a Lake Capacity Assessment for Lovesick Lake. We, at LLA, request that the County of Peterborough and the Township of Selwyn follow through with making sure this assessment is done and the results taken into consideration prior to any approval for the current applications. If it is not possible for the assessment to be done in a timely manner then we respectfully request the Township consider passing an Interim Control By-Law (ICBL) until it can be completed.

### **3. Project Definition and Splitting or “Creep”:**

In the previous application for park expansion (2016-17), it was identified in the peer review that the subject property had no linkage to the existing park because it was separated by a steep slope (escarpment) of approximately 25 meters. This escarpment is a regulated feature under Ontario Regulation 167/06. In an attempt to circumvent this encumbrance, the applicant has constructed a road up the escarpment without a permit in order to justify the project as an expansion. While it is impossible to undo the damage already done to this significant natural feature, it is our belief that this “road” should not be allowed to support the justification of the subject property as an expansion. The proposed trailer site should be considered as “new” and therefore not allowed as per the Official Plan.

We are concerned that this application for 38-40 new trailer sites may be used to “pave the way” for the proponent’s long-term plans to add another 300 sites later. We are extremely concerned that the park will grow far beyond the initial target by engaging in Project Splitting, if this first phase of expansion is approved.

### **4. Archaeological Assessment/ Duty to Consult First Nations:**

Caughwawkuonykawk (Lovesick) Lake has a long, rich and varied cultural history that needs to be surveyed, assessed and appropriately protected. The subject lands are located within the Traditional Territory of the Curve Lake First Nation and is incorporated within the Williams Treaties Territory. It is particularly noted for its Indigenous cultural heritage in and around the area. For example, the lake contains the oldest Native fishing weirs found so far in North America. Increased boat traffic could have a detrimental impact on these historically significant artifacts. While we acknowledge that further investigation was completed by a second Agency we remain concerned that there has not been

adequate consultation with the local Indigenous populations - Curve Lake First Nation, Hiawatha FN, Alderville FN and the Kawartha Nishnawbe FN of Burleigh Falls. In today's climate of Truth and Reconciliation it is imperative that all the appropriate First Nations groups be consulted in a manner that respects their rights.

### **5. Water Quality:**

Lovesick Lake is among the smallest lakes on the Trent Severn Waterway (TSW). It has a shallow mean depth, a small watershed, only one major inflow source, and is a prime candidate for eutrophication. It also has the highest Total Phosphorus (TP) concentrations in the Kawartha Lakes continuum. The TP concentrations in Lovesick Lake frequently approach or even exceed the Provincial guideline of 20ug/L and we are very concerned about any increases to the TP loadings to the lake. Development is a known contributor to TP loadings. Phosphorus is a key nutrient that, when present in excess, can trigger harmful algal blooms. These blooms not only pose a risk to human health but also disrupt the aquatic ecosystem, endangering fish populations and other wildlife. In the Comment / Response Matrix, Jon K Orpana - Environment Planner and Environmental Assessment Coordinator notes that Lovesick Lake is identified as a Policy 2 Waterbody. "Water quality which does not meet the Provincial Water Quality Objectives shall not be degraded further and all practical measures shall be taken to upgrade the water quality to meet the Objectives."

### **6. Wastewater and Stormwater :**

We acknowledge that the Environmental Compliance Approval (ECA) has already been received by the Proponents (June 28, 2023) and that the new septic system in the plan is designed to reduce phosphorus.

**While such advanced systems can outperform traditional septic systems, they are more complex and prone to failure if not properly maintained. Since the sewage works would be located within 300m of Lovesick lake, any degradation or malfunction of the system may result in leakage of nitrates, phosphorous, and pathogens into the ground water and ultimately to Lovesick Lake. What safeguards will there be in the event of a failure?**

Stormwater runoff is a serious concern, especially to adjacent properties, due to the shallow soil depth and the porosity of the limestone escarpment. There appear to be no stormwater quality or quantity controls for all of the proposed trailer sites north of the access road. While there is a “vegetated ditch” to control runoff from the access road, all of the stormwater runoff from the development area can lead to erosion, sedimentation, and pollution of adjacent properties and our precious waterways. There are several references in the Comment /Response Matrix to “detailed design drawings will be prepared as part of the Detailed Design submission at Site Plan Approval stage of the Project”. It is noted that the Proponents “need to provide a Grading and Erosion Sediment Control Plan”. It is our belief that these details should be worked out now and submitted for peer review, not left to “figure out” later.

**Summary:**

We have outlined many concerns that our Members have about the potentially negative impacts of the proposal to expand the Lovesick Lake Trailer Park. We urge both the County of Peterborough and Selwyn Township to consider all of these elements prior to making any decisions in the matter. It is essential that we prioritize the protection and preservation of our natural resources for future generations to enjoy. We need to

consider sustainability and environmental stewardship above overdevelopment in order to safeguard the beauty and integrity of Lovesick Lake.

We also reiterate our request to be notified of any and all meetings and decisions regarding these applications and reserve our right to appeal.

Regards,  
Cathy Webb President, LLA

CC via email:

Sherry Senis, Mayor, Selwyn Township, [REDACTED]  
Brian Henry, Councillor, Smith Ward, Selwyn Township [REDACTED]  
Terry Lamshead, Mayor, Municipality of Trent Lakes [REDACTED]  
John Braybrook, Councillor, Harvey Ward, Trent Lakes [REDACTED]  
Carolyn Amoyotte, Mayor, North Kawartha [REDACTED]  
Kari Stevenson, Clerk, County of Peterborough [REDACTED]  
Angela Chittick, Clerk, Township of Selwyn [REDACTED]  
Jessie Clark, Clerk, Trent Lakes [REDACTED]  
Shannon Day, Executive Assistant to Chief Knott [REDACTED]  
Nodin Webb, Council Member, Kawartha Nishnawbe First Nations [REDACTED]  
Jasmine Gibson, Planning Ecologist, ORCA [REDACTED]  
Donald Allin, Plan Review & Permitting Manager, ORCA [REDACTED]  
Jon Orpana, Environmental Planner and Environmental Assessment Coordinator, Ministry of Environment [REDACTED]  
Dian Bogie, Treasurer, LLA, Committee for the Preservation of Lovesick Lake [REDACTED]  
Ann Ambler, Committee for the Preservation of Lovesick Lake [REDACTED]  
Roslyn Moore, Chair, Environment Council for Clear, Stoney and White Lakes [REDACTED]  
[REDACTED]  
Lois Wallace, Environment Council for Clear, Stoney and White Lakes [REDACTED]  
Chad Tranter, President, Association of Stoney Lake [REDACTED]

**Selwyn Planning Department**

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**From:** Chad Tranter [REDACTED]  
**Sent:** March 4, 2024 9:53 PM  
**To:** Selwyn Planning Department  
**Cc:** Judy Tranter  
**Subject:** Request for public meeting invitation - Lovesick Lake Trailer Park

Hi,

I am writing to express my interest in attending the planning meeting, yet to be scheduled, regarding the Lovesick Lake Trailer Park's planned expansion.

I am a property owner on Stony Lake, president of our cottagers association and am concerned that approval of their application will result in "project creep" that will negatively impact all surrounding lakes. We are already suffering from several serious water quality issues and overdevelopment of Lovesick Lake will exacerbate this further.

Please advise when the planning meeting is, and instructions to attend both remotely and in person.

**Per Lundberg**

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**From:** Christine Avery [REDACTED]  
**Sent:** April 11, 2024 8:20 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Proposed expansion of the trailer park at Burleigh Falls

Hello,

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment and Obligations to Indigenous Communities - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community, particularly the Mississaugas of the Anishinaabe Nation.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat, and also impact the other lakes and rivers along the TSW.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a long-time resident of Stony Lake, I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Christine Avery (she/they)  
[REDACTED]

**Per Lundberg**

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**From:** [REDACTED]  
**Sent:** April 16, 2024 7:38 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Cc:** 'Thomas Lindgren'  
**Subject:** Proposed Development Lovesick Lake Trailer Park Expansion

Dear Sir/Madam,

We are writing to express our concerns around the Lovesick Lake Trailer Park expansion and to have our concerns registered for consideration and response.

A few areas that are of special concern to us:

- 1) Water Quality Impact.
  - a. Like many of our neighbours, we take our drinking water directly from the lake. We are especially concerned that increased traffic will cause further deterioration in water qua
  - b. We are likewise concerned that significant development will threaten the water quality from an environmental perspective having negative impact on the sensitive ecosystems of the lake.
- 2) Waste Water & Storm Water
  - a. Being directly downstream from Lovesick Lake (We are at Bravender's Island – the first island on Stony Lake), we are concerned that we are directly impacted by any storm and waste water run-off from Lovesick Lake and that additional stress on this environment will negatively impact us directly.
- 3) Road safety, pollution & Noise
  - a. Today, we already hear the highway noises and accompanying police sirens on a regular basis throughout the summer. There is already a problem with speeding and traffic near Burleigh Falls.
  - b. We are well aware of the burden of accidents on highway 28, especially around Big Cedar. Significant additional traffic on this highway will only heighten this problem.
- 4) Boating Capacity
  - a. The locks at Burleigh Falls already having significant boating traffic throughout the summer – has a capacity study been conducted with regard to the impact of this boating traffic on the shorelines of Stony & Lovesick lakes? We are concerned that there is not scope for significant expansion.

As taxpayers in North Kawartha and with property directly neighboring and impacted by any development, please ensure that we are noted as persons of interest and notify us of all upcoming meetings regarding this topic.

Kind regards,  
Cydney Sloane & Thomas Lindgren



**Per Lundberg**

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**From:** David Bennett [REDACTED]  
**Sent:** March 18, 2024 1:32 PM  
**To:** Per Lundberg

Attention: P Lundberg

RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA)  
For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Cathy Webb, President of the Lovesick Lake Association, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
  
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

David W Bennett  
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

**Per Lundberg**

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**From:** John Di Fruscia [REDACTED]  
**Sent:** October 29, 2022 11:03 AM  
**To:** KHolden@ptbocounty.ca; Per Lundberg  
**Cc:** [REDACTED]  
**Subject:** Trailer park expansion opposition.

Dear Keziah Holden and Planner,

I am strongly apposed to the trailer park expansion at Forest Hill road and request that you denied their application based on my explanation below.

Thanks in advance for taking the time to read my email.

I am fond believer of progress, expansion projects, and enjoying our parks and outdoor spaces for all.

Unfortunately, I have witnessed the same pattern over and over again in other parts of the world and in our country and province.

Simply put, the trailer park represents high density living which can not be sustained by the natural surrounding environment.

A single trailer represents, dozens of visitors, cars and boats with the same needs and habits as urban city dwellers.

Many non-environmental practises are common in trailer parks as there is very little education about the environment or enforcement of rules. The steriotype holds true that trailer park visitors tend have very little concern about conservation and no respect of nature.

As an example, I have personally seen many trailer parks owners look the other way and allow people to hookup outdoor washing machines, dishwashers and discharge grey water into nearby lakes/rivers. Another trend that is occurring is that trailer parks are not restricting subletting. So even short term trailer rentals and being sublet openly on popular websites.

Simply put, trailer parks are bad neighbors to the community as their sole objective is to generate revenu and chew up the land in the process.

Due to covid, our lakes (especially those with public boat ramps) have already seen an increase of novice boaters who are unaware of safety and participate in wreckless boating habits. A large volume of trailer parks visitors flock to nearby lakes with many inflatable devices and get into all sorts of trouble.

I personally have had to perform many boating rescues to air bnb guest who had rented a boat and got into trouble on the lake who were from the trailer park. There is very little enforcement on our waterways, so the general boating public are put in harm way of inexperienced boater from trailer parks. Trailer park guests often share the same water craft across multiple trailer guests, so the water craft usage patterns are excessive and cause a nuisance.

Trailer parks tends to have a large number of drones. Due to the price point, recreational drones have become more available and have become a command place in trailer parks. On any for given weekend you will see and hear noisy drones flying 2-3 km around and harassing nearby permanent residents.

It is 2022, and it is disappointing that trailer parks are still allowed to operate the same way decade after decade.

The Forest Hill expansion is no different. Same old people doing the same old bad habits. This trailer park industry needs an Uber effect or just some progressive planners like yourselves.

Thank you

[REDACTED]  
John and Jinny Di Fruscia

[REDACTED]

**Per Lundberg**

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**From:** Doug Henderson [REDACTED]  
**Sent:** March 26, 2024 12:32 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Doug Henderson

[REDACTED]

[REDACTED]



**Per Lundberg**

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**From:** Duncan [REDACTED]  
**Sent:** March 27, 2024 5:27 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Sirs:

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Duncan MacIntyre

[REDACTED]

[REDACTED]



**Per Lundberg**

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**From:** Elizabeth Ambler [REDACTED]  
**Sent:** November 20, 2022 1:07 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg  
**Subject:** Files #150P-22011 & #C-14-20 Proposed expansion of Lovesick Lake Trailer Park

Good day,

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Earlier in November, Cathy Webb, the President of the Lovesick Lake Association, with the help of committee members for the Preservation of Lovesick Lake and Board Members, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code and adding more traffic will be unsafe
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity for boat traffic
3. Project definition - the reasoning for it being an “expansion” vs a “new” trailer park is the illegal road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - only 30% of area tested
5. Project Creep - concern that this is really only a small part of their full plans, a real worry since their original application was for 300 trailer sites!
6. Species at Risk - loss of habitat and protection for some threatened species
7. Water Quality - Lovesick Lake already has high Total Phosphorus (TP)
8. Stormwater Management- concerns about run-off down the escarpment and erosion

9. Wastewater Management - shallow soil depth and porous limestone in the area will require advanced treatment options to safeguard neighbouring wells and Lovesick Lake.

10. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made.

Regards,

Elizabeth Ambler



**Per Lundberg**

---

**From:** Emily Gateman [REDACTED]  
**Sent:** April 2, 2024 11:32 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

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5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,  
Emily Vail

[REDACTED]

Sent from my iPhone

Mathieu and Jacqueline Bédard



April 15, 2024

Keziah Holden  
County of Peterborough  
470 Water Street  
Peterborough, ON K9H 3M3  
Via e-mail: [KHolden@ptbocounty.ca](mailto:KHolden@ptbocounty.ca)

Per Lundberg  
Township of Selwyn  
1310 Centre Line  
P.O. Box 270  
Bridgenorth, ON K0L 1H0  
Via e-mail:  
[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)

**Re: Peterborough County Official Plan Amendment File No. 15OP-22011  
Selwyn Township Zoning By-Law Amendment File No. C-14-20**

Dear Ms. Holden and Mr. Lundberg,

We are writing further to the notice regarding the Official Plan Amendment and Zoning By-Law Amendment filed by the Lovesick Lake Trailer Park. This follows our letter sent in November 2022.

One of the issues raised in that letter was the plan for Forest Hill Road. We have concerns with the state of the road and additional traffic and the new four way intersection that will be formed with the new entrance to the park across from Spring Lane. This new entrance will create a hazardous intersection due to significant blind spots and the condition of Forest Hill Road. We have taken videos and measurements of the road to demonstrate our concerns.

When travelling northbound on Forest Hill Road, due to the multiple hills at the north end, the proposed new entrance is completely hidden. The distance between which you have visibility of the intersection as you drive over the final hill is less than 25 meters. With the elevation of the hills there is also no opportunity to stop. The condition of the intersection poses a danger as well, with significant gravel it makes quick stops when needed challenging.

We ask that a review of Forest Hill Road be undertaken, and thought on whether the new entrance is a safe option for all individuals using the road, in vehicles, biking or walking.


Please include this letter in your file for these two applications. Any information you have on the road, or the questions asked previously would be very helpful.

Sincerely,

*Mat and Jacqueline*

Mat and Jacqueline Bédard



Mathieu and Jacqueline Bédard  


November 27, 2022

Keziah Holden  
County of Peterborough  
470 Water Street  
Peterborough, ON K9H 3M3  
Via e-mail: [KHolden@ptbocounty.ca](mailto:KHolden@ptbocounty.ca)

Per Lundberg  
Township of Selwyn  
1310 Centre Line  
P.O. Box 270  
Bridgenorth, ON K0L 1H0  
Via e-mail:  
[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)

**Re: Peterborough County Official Plan Amendment File No. 15OP-22011  
Selwyn Township Zoning By-Law Amendment File No. C-14-20**

Dear Mr. Holden and Mr. Lundberg,

We are writing further to a notice received regarding an Official Plan Amendment and Zoning By-Law Amendment filed by the Lovesick Lake Trailer Park. The amendments have been requested to allow the Park to create 46 additional trailer sites.

We have reviewed the proposed plans and documentation available on the Peterborough County website and are writing to express our concerns with the requested amendments and their proposed plans.

We have some points and questions to bring forward based on the draft Official Plan Amendment:

**s. 6.2.9.3 (v)** notes that a hydrological assessment and hydrogeological study are both required for water quality considerations. We have concerns with the impact of the trailer sites on our well, and our contact with Peterborough Public Health who has provided guidance with our own well water testing has shared similar concerns with us. Will the County or Township be conducting assessments to ensure that our well water will not be impacted? If our water is impacted, who will be liable for this?

**s. 7.2.7** – Is it possible to confirm why the Lake Capacity study as suggested by ORCA is not required for this application?

**s. 7.9.3** highlights the need to assess the suitability of the land, considering the environmental and physical hazards and impacts on the natural environment. How is it ensured that adequate assessments have been done? I understand such assessments need to take into consideration the Credit Valley Conservation guideline in light of the substantial slope of the escarpment. Has this been done and are there any concerns? We are worried about the stability of the escarpment and the water runoff due to the development of the land.

**s. 7.9.4** notes the need to assess the adequacy of existing municipally maintained roads. The new park entry gate creates a significant safety concern for us. The traffic assessment that was prepared several years ago by Asurza Engineers notes that Forest Hill Road does not comply with the current road classification standards. It was also conducted in the winter, when it would be difficult to appreciate the state of the road and shoulders. The Ministry of Transport has also noted that there were traffic and site plan drainage concerns that needed to be addressed, and they wanted an updated storm water management plan. Has this been obtained and are there any concerns?

The report prepared by Asurza did not take into consideration the existing traffic on Forest Hill Road, nor acknowledge that the 46 trailer sites would more than double the current number of sites/cottages that use the road for access. The report further does not address the fact that the new trailer park entry will create a dangerous intersection at the base of Forest Hill Road and Spring Lane. The proposed new entry gate to the park will create a four way intersection there, at a point on Forest Hill Road which is already challenging due to existing hills. There is no visibility leading to the intersection when driving northbound, and no visibility when we exit our property driving south. We also have to take a significant run to climb our hill, and meeting traffic at the top would be an incredible hazard. With all of this considered, the new entry gate will create very unsafe driving and pedestrian conditions at the base of Forest Hill Road. The entrance to the road cannot proceed where it has been proposed. Has the County or Township assessed this?

**s. 7.9.6** indicates that the development must take into consideration the possible depreciation of adjacent properties. There are no comments listed for this item. Will we receive information that property values have been considered?

Along with the concerns and questions above, we are overall concerned with the additional traffic and environmental impact the expansion of the park will have on Lovesick Lake. We do enjoy our neighbours, however the section of the lake owned by the trailer park is already very densely populated, and the creation of these new sites will only add to this. We were also of the understanding that the Township would not allow the creation of new trailer parks, and it would seem with all of the adjustments, entry points and services required to allow for the 46 sites, it is beyond the scope of a growing park but rather a new one. The only connection point between the two sites is a road that was created by the park without appropriate authority



We have a final question with regards to a note that a peer review will be conducted by both the County and the Township. Will we be advised of the outcome of the peer review before the public meeting is held?

Thank you for your time and all of your attention to this matter. Please include this letter in your file and provide us with any updates of upcoming meetings with regards to these two applications.

Sincerely,

*Mat Bédard*

*Jacqueline Lyons*

Mat and Jacqueline Bédard



**Per Lundberg**

---

**From:** Frank Hassard [REDACTED]  
**Sent:** April 2, 2024 12:12 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Cc:** [REDACTED]  
**Subject:** re: 3340 Strickers Lane, files #15OP-22011 and C-14-20 traffic study concern

Dear Officials,

I am concerned about the traffic study prepared by Asurza Engineering Ltd. in support of the above application. I have a cottage at Burleigh Falls at #25 Fire Route 2, beside the Burleigh Falls Inn and I am concerned about an increase in traffic in the area.

The study chose to do the study with "PM" and "Saturday" times to support their conclusion. However, the Hwy 28 is really only very busy on Friday pm/night when cottages are coming to the area, and on Sunday pm/afternoon and evening when cottages are leaving. I cannot get out of my driveway at these times due to constant traffic.

Could you please request the study include these times as well?

Sincerely,  
Frank Hassard.

[REDACTED]  
[REDACTED]  
cell [REDACTED]

**Per Lundberg**

---

**From:** Gill Fisher/Bob Woosnam [REDACTED]  
**Sent:** April 6, 2024 1:41 PM  
**To:** Per Lundberg; kholden@ptbocounty.ca  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here: 1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe. 2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity. 3. Project definition - the reasoning for it being an “expansion” vs a “new” trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment. 4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community. 5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat. 6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake (**Riparian Water Rights**). 7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties. As a Long time Lake Partners water testing volunteer (20 + yrs) I too am acutely aware that the greatest water contamination levels for Stony and Upper Stony have always been in Burleigh Channel at the exit from Lovesick Lake. Surely it must be apparent by now that we live on a finite planet with finite resources and we we cannot continue to expand and grow forever. In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.(R. Woosnam) : [REDACTED] : [REDACTED] :

Sincerely,

R. Woosnam  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Per Lundberg**

---

**From:** Gillian Bogden [REDACTED]  
**Sent:** March 24, 2024 11:04 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Gillian Bogden  
[REDACTED]



**Per Lundberg**

---

**From:** Gini Henderson [REDACTED]  
**Sent:** March 26, 2024 11:34 AM  
**To:** Angela Chittick; kholden@ptbocounty.ca; Per Lundberg  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Gini Henderson  
[REDACTED]

**Per Lundberg**

---

**From:** connie tranter [REDACTED]  
**Sent:** March 26, 2024 6:23 PM  
**To:** Per Lundberg; Angela Chittick; kholden@ptbocounty.ca  
**Cc:** Glenn Tranter; connie tranter; Mike Tranter B. Eng., QAFP  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Glenn & Connie Tranter

[REDACTED]

[REDACTED]

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**Per Lundberg**

---

**From:** Gordon Burrill [REDACTED]  
**Sent:** April 2, 2024 9:57 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Re: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Hi,

I am writing to you regarding the proposed Lovesick Lake Trailer Park expansion development.

I share many of the concerns raise by Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, given the doubling of the size of the trailer park.

I trust the process the municipality will be managing to come to a reasonable conclusion and appreciate the work you are doing.

Regards,

Gordon Burrill  
[REDACTED]

**Per Lundberg**

---

**From:** Gordon Macpherson [REDACTED]  
**Sent:** April 2, 2024 11:52 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity. A new or expanded trailer park will undoubtedly result in further dangerous boat congestion and pollution, particularly around Burleigh Falls.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment. Why was this road allowed to be built?
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat. The water from Lovesick pours directly into Stony Lake and on down the Trent.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Sincerely,

H. Gordon Macpherson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

**Per Lundberg**

---

**From:** Hilary Walker [REDACTED]  
**Sent:** April 2, 2024 12:58 PM  
**To:** kholden@ptbocounty.ca  
**Cc:** Per Lundberg  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,  
Hilary Walker

[REDACTED]

[Redacted]  
[Redacted]

Mail to: [Redacted]  
[Redacted]  
[Redacted]

Sent from my iPhone

**Per Lundberg**

---

**From:** Ian Somerville [REDACTED]  
**Sent:** March 27, 2024 11:26 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

> I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

>  
>  
>

> Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

>

> 1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.

>

> 2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.

>

> 3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.

>

> 4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.

>

> 5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.

>

> 6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.

>

> 7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

>

> In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

>

> Regards,

>

Ian and Linda Somerville

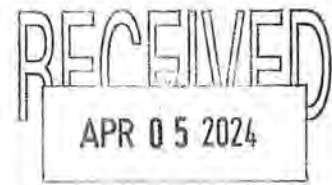
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> [REDACTED]

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To: Keziah Holden, Senior Planner, Peterborough County (kholden@ptbocounty.ca)

Per Lundberg, Planner, Selwyn Township (plundberg@selwyntownship.ca)

RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA)

For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Cathy Webb, President of the Lovesick Lake Association, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.



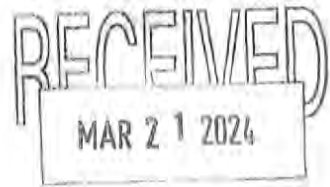
In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Jane McLean, [REDACTED]

Sam McLean, [REDACTED]

A handwritten signature in cursive script, appearing to read "Jane McLean". The signature is written in black ink and is positioned to the right of the typed names.



Monday, March 18/2024

To: Keziah Holden, Senior Planner, Peterborough County  
470 Water Street,  
Peterborough, ON K9H3M3

To: Per Lundberg, Planner, Selwyn Township  
1310 Centre Line,  
P.O. Box 270  
Bridgewater, ON K0L1H0

Re: Files #15 8P-22011(COPA) and #C-14-20(CZBLA)

My family has been cottaging on Lovesick Lake since 1967 when my dad bought the land.

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Cathy Webb, President of the Lovesick Lake Association, sent you both a letter outlining numerous concerns regarding this development. I would like to express my concerns and my complete support for this letter and to reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake/Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project Definition: the reasoning for it being an "expansion" vs a "new trailer park" is the road they built without a permit to join the existing trailer park and the top of the escarpment

4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within the Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management - concerns about runoff down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - air, noise and light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

ENOUGH IS ENOUGH!

In addition, I request that, as a taxpayer, I be noted as a person of interest on the Applications so that I may be notified of any advising and decision made. I reserve my right to appeal.

Sincerely,  
Jane Ross

[REDACTED]

**Per Lundberg**

---

**From:** Jane Ross [REDACTED]  
**Sent:** November 16, 2022 12:52 PM  
**To:** Kholden@ptbocounty.ca; Per Lundberg  
**Subject:** Re. Forest Hill Rd.

My father bought our cottage property on Lovesick Lake in 1967. Our only access to it is down Forest Hill Rd. It has FOREVER been a concern- we especially cannot see when we turn right from Spring Lane onto Forest Hill when we need to go somewhere. It is done on a "wing and a prayer".

With increased traffic due to the application from the Purveses there WILL BE a very SERIOUS ACCIDENT. Think about it - NO ONE can see us and we can't see them. Also think about the people pulling trailers with any number of "things" on them.

BUT add to that the SPEED that some thoughtless people think is okay to travel as they anxiously want to get to the lake.

Just go there and see it for yourself. Are you willing to see the results of being careless with of us who have been here for years?

I hope I am addressing caring people in this letter.

Regards,  
Jane Ross

Email: [REDACTED]

**Per Lundberg**

---

**From:** Jane Ross [REDACTED]  
**Sent:** November 16, 2022 12:55 PM  
**To:** Kholden@ptbocounty.ca; Per Lundberg  
**Subject:** Oops!

My email address is [REDACTED] Sorry. Jane

NOV. 14/22

Rec'd  
Nov. 17/22

Dear Keziah Holden, Senior Planner, Peterborough County  
Per Lundberg, Planner, Selwyn Township

Re. Files # 150P-22011 (OPA)  
And # C-14-20 (ZBLA)  
FOR PROPOSED Expansion of Lovesick Lake  
Trailer Park by 46 new trailer sites

I am writing to each of you because of my grave concerns re. the proposed Lovesick Lake Trailer park expansion development. Please have my comments registered on file

I wish to convey my support for the letter sent to you in November 2022 by Cathy Webb (President of Lovesick Lake Association. Our (and my) concerns:

1. Lovesick Lake is a very small lake which is already over capacity for boat traffic
2. We use Forest Hill Road to access our cottage - it's unsafe and not up to code
3. Will the original application for 300 sites for trailers be the impetus for slowly enlarging the applications to the 300
4. We have high Total Phosphorus ~~at~~ already.
5. The waste water management to protect the lake will be a nightmare

As a taxpayer - I request that I be noted as a person of interest on these applications so that I →

may be notified of any and ALL meetings  
and decisions made.

Regards, Jane Ross

Jane Ross

[REDACTED]

cottage: [REDACTED]

[REDACTED]

**Per Lundberg**

---

**From:** Northstar I.C. [REDACTED]  
**Sent:** November 14, 2022 11:18 AM  
**To:** Kholden@ptbocounty.ca; Per Lundberg; [REDACTED]  
**Subject:** Proposed Expansion of Lovesick Lake Trailer Park

**To: Keziah Holden, Senior Planner, Peterborough County  
Per Lundberg, Planner, Selwyn Township**

**RE: Files # 15OP-22011 (OPA)  
And # C-14-20 (ZBLA)**

For Proposed Expansion of Lovesick Lake Trailer Park by 46 new trailer sites

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Earlier in November, Cathy Webb, the President of the Lovesick Lake Association, with the help of committee members for the Preservation of Lovesick Lake and Board Members, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code and adding more traffic will be unsafe
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is **already over capacity for boat traffic**
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the **illegal road they built without a permit** to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - only 30% of area tested
5. Project Creep - concern that this is really only a small part of their full plans, a real worry since their original application was for 300 trailer sites!
6. Species at Risk - loss of habitat and protection for some threatened species
7. Water Quality - **Lovesick Lake already has high Total Phosphorus (TP)**
8. Stormwater Management- concerns about run-off down the escarpment and erosion
9. Wastewater Management - shallow soil depth and porous limestone in the area will require advanced treatment options to safeguard neighbouring wells and Lovesick Lake.



**10. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.**

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made.

Regards,

Jason Cohen and Alix Herber

[REDACTED]

**Per Lundberg**

---

**From:** Jennifer Lewis [REDACTED]  
**Sent:** April 13, 2024 12:50 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) : Jennifer Lewis

(email) : [REDACTED]

(AND cottage postal address) : 

**Per Lundberg**

---

**From:** Jessica Ross [REDACTED]  
**Sent:** May 22, 2024 8:01 PM  
**To:** Per Lundberg  
**Subject:** Re: Public Meeting Monday June 17th-15OP-22011 and Zoning By-Law Amendment C-14-20

Hello Per,

I appreciate that my comments have been noted and truly hope that the voices of the existing residents on Lovesick Lake are taken into consideration.

Thank you for the links to current reports. I have read them prior to this, and quickly noticed, of course, that they along with the Traffic Impact Study, favour the trailer park, township and county-the very places that will either benefit from the application or earn a profit. Mitigating environmental impacts is not enough-there should be no environmental impacts as far as I am concerned. Adding 40 new trailers, and likely pushing to eventually add more, is a large environmental impact, despite what these reports might state. It is incredibly frustrating for the community that this is even being considered, and I worry our concerns are not being taken seriously compared to these "reports" that we keep being provided

As for no new docks, I understand that, but that does not mean that boater traffic will not increase. The trailer park has an existing marina that will inevitably be used by the residents of the 40 new trailers.

Again, thank you for considering my comments. I am hopeful that they are taken seriously and that this development is ultimately not approved.  
Jessica Ross

On May 22, 2024, at 9:13 AM, Per Lundberg <[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)> wrote:

Hello Jessica,

Thank you for your comments outlining your concerns for the Lovesick Lake Trailer Park. Your comments have been noted and are now a part of the public record. The current reports submitted in support of the OPA and ZBA applications are posted online on the Township and County websites at:

<https://www.selwyntownship.ca/en/township-hall/planningservices.aspx#Zoning-By-law-Amendments>(Township website)

[www.ptbocounty.ca/3340Strickers](http://www.ptbocounty.ca/3340Strickers) (County Website)

A Traffic Impact Study was submitted and reviewed in support of the applications. Road improvements will be required as part of the site plan agreement which is the next municipal approval required after the OPA and ZBA approvals. With regard to boat traffic, no new docks are proposed in support of the total 40 new trailer sites included in this application. The Environmental Impact Study and addendum prepared in support of the applications contains

recommendations to mitigate environmental impacts. These will be part of the site plan agreement which, as stated, is the next municipal approval required after the OPA and ZBA.

Best regards,

**Per Lundberg, M.Pl., MCIP, RPP**

Planner

[plundberg@selwyntownship.ca](mailto:plundberg@selwyntownship.ca)

705.292.9507 x220

Township of Selwyn

P.O. Box 270

Bridgenorth, ON K0L 1H0

P: (705) 292-9507 Ext. 220

F: (705) 292-8964

**You can now apply for Minor Variances online:**


<image001.png>

[www.selwyntownship.ca](http://www.selwyntownship.ca)

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**From:** Jessica Ross [REDACTED]  
**Sent:** Tuesday, May 21, 2024 6:52 PM  
**To:** Angela Chittick <[achittick@selwyntownship.ca](mailto:achittick@selwyntownship.ca)>  
**Cc:** Jeff Ross [REDACTED]; Jane Ross [REDACTED]  
**Subject:** Public Meeting Monday June 18th-15OP-22011 and Zoning By-Law Amendment C-14-20

To Whom It May Concern,

We wish to attend the public meeting for the official plan amendment 15OP-22011 and zoning by-law amendment C-14-20 regarding Strickers Lane in the virtual format (Zoom). Please send us the link to the Zoom meeting prior to the meeting.

We are **strongly opposed** to this plan and the change in zoning. It is incredibly disheartening that it has even come to this point.

We have submitted our written comments prior to this meeting, so we understand that we do not have to resubmit them at this point, but we do have several questions that we would like answered and that we will list below. We would be happy to voice our concerns and ask the questions at the meeting.

1. There will inevitably be a large increase in traffic on Forest Hill Road. Has this been taken into consideration? The road has three blind spots, is really only about 1 and a half vehicles wide, has no

shoulders and no ditches, but big ditches where they do exist. This is a very narrow road that must be driven with caution. The road cannot handle more traffic. It would be a safety issue. What is the plan for this?

2. Lovesick Lake is a small community lake. More trailers will bring more activity to the lake (fishing, boating etc.) and it is already over capacity for boater traffic. We understand reports have been compiled on how these changes will affect the lake, but ultimately, as a human population trying to do better in this world, why would we add this type of development to our area? Why are we not concerned over the habitats lost for our endangered and protected species? The affects on the environment?

We look forward to attending this meeting and as a community, making our concerns known.

Thank you,  
Jessica Ross

**Per Lundberg**

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**From:** JIM KRANIAS [REDACTED]  
**Sent:** March 24, 2024 5:43 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Jim Kranias

[REDACTED]





**Per Lundberg**

---

**From:** john jentz [REDACTED]  
**Sent:** April 21, 2024 2:21 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Hello All,

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

John Jentz  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Per Lundberg**

---

**From:** Judy Tranter [REDACTED]  
**Sent:** April 4, 2024 1:48 PM  
**To:** Angela Chittick; kholden@ptbocounty.ca; Per Lundberg  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here: 1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe. 2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity. 3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment. 4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community. 5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat. 6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake. 7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties. In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal. Regards, (Judy Tranter [REDACTED], [REDACTED])  
[REDACTED]

**Per Lundberg**

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**From:** Julie Otto [REDACTED]  
**Sent:** February 25, 2024 2:46 PM  
**To:** Per Lundberg; Holden, Keziah; Angela Chittick  
**Cc:** Ann Ambler; Dian And Rick Bogie; cathy webb; Jacqueline Lyons  
**Subject:** Good Day to you all

I am one of the concerned citizens who has written in the past and am doing so again. The very idea that the Lovesick Trailer Park expansion is still a threat to this tiny lake environment is still truly remarkable.

With all the studies conducted and objections a further loss of habitat, wet lands takeover and destruction of more trees. An insult to injury especially after the mass collapse of pine and spruce along the north islands of Lovesick from the derecho May 21, 2022. Any buffer from the road pollution of Highways 28 and 36 has been destroyed and cars passing over the Burleigh bridge are easily spotted from the lake.

From a historic point of view, the Trent Severn Waterway was man made. My property dates back to when this was a logging river.

The proposed site for the trailers are right on the road where the lime stone quarry was located. The fence opening that faces Juniper Rd on highway 28 leads up to where the lime stone was taken for Burliegh dam and Lovesick dam. I just came across my father explaining the history of the area to me i in a 1986 video I shot. My father grew up on Lovesick and i have hours of lake views, trailer expansions, the new lock at Burliegh being reconstructed.

I also surprised that more first Nation artifacts were not found in that escarpment area along the ridge. I know there is an archeological firm out of Port Hope that is continuing to dig up the Forest Hill Lodge property, intent on unveiling hidden treasures.

Was there a thorough examination in the 2016 attempt? Should this firm do another once over before any regrets?

As far as forest hill road usage. It amazes me that 5 times out of 7 I have a car in my rear view mirror or racing onward to me on this road, just in the last 3 years. The natural width alone has expanded from single road to a single and a half just from the what i recall growing up here and its usage. I feel people take too quickly now averaging 40 where i prefer to drive 20, I know, because I pull over. Mind you, if the road would be enlarged and improved it would only intensify the speed to which folks are moving along this delicate, sometimes wet habitat.

The amount of wildlife I have spotted coming in or going out. Wild turkeys, frogs, turtles, grouse, fox, racoons, deer and the occasional bear and coyote. Owls on occasion, besides our songbirds, flickers, jays, etc.

My first ever moose spotting was on that road in 1997 and another was caught on trail cam this winter.

I cringe at the thought of more trucks, cars speeding up there. That says nothing to the already over size utility trucks, hydro, garbage, recycle, internet and construction trucks. And we have a few folks that actually come in to bird watch and dog walk from neighbourhood areas who park along the side. I did spot a traffic control wire late last autumn at the beginning of Forest Hill and the 15<sup>th</sup> line and inquired. It was there after most folks had left for the season, curious to know the outcome,

The runners, bicycles and speed walkers are no longer up there alone. Far cry my years of running when there was no one but me and the mosquitoes and dear fly chasing me down.

## Page 116

Lovesick Lake is a tiny gem amongst the sizable lakes that are all known for their beauty and tranquility. Ours is a perfect kayak, canoe and paddle board lake that are now outnumbered by the overpowered pontoon boats and numerous speeding jet skis. There is no where for them to go, hence the circling around and around, and the terrorized throaty calls of the loons when they get a LITTLE TOO close.

I have met a number of families serendipitously that brought their children and grand children up on Lovesick lake. They have all moved on to acquire their all year homes on other bodies of water as they realized the crowded facility they were staying at and potential growth.

Can a lake be loved too much and slowly decline as it loses the charm that it is what Lovesick Lake offers to the day trippers, First Nations and generational cottagers.

Sincerely  
J Otto

**Per Lundberg**

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**From:** Julie Otto [REDACTED]  
**Sent:** October 28, 2022 3:25 PM  
**To:** Per Lundberg  
**Subject:** Good Afternoon Sir,

I have some comments I would like to make about the proposed and hopefully turned down expansion of the existing Lovesick Lake trailer park.

I personally can not believe a Second Story Row of trailers overlooking tiny Burleigh Falls is what was even a thought: after reading this quoted in pc.gc.ca "recreation (particularly in the Kawartha sector where the cultural landscapes at Young's Point and Lovesick retain their historic ties to summer resorts, cottages, steamboat excursions, hunting and fishing) natural features (such as geographic seclusion, pastoral surroundings such as those at Percy Reach, Meyers and Haigues Reach, supportive vegetation, wildlife like the osprey population at Murray Marsh)

Lovesick trailer park managed to put trailers on islands with docks and wooden structures on every nook and cranny. They offer a wonderful seasonal and family location and wish them success with what they have, but at what point does over expansion ruin what benefits a lake offer. How much is too much when you know the size.

I am not sure if you have ever visited Lovesick or have been on the lake itself, but it is a wee bit of a treasure that has thus far escaped the death of what was and is in some places called cottage county.

With north of Toronto being over populated, cottages ripped down to become mansions and all night sky obscured with outdoor lighting and congested highways. The only other retreat was to come east. We Have Been Discovered and are now in heading for ruin.

I have only known the modest and simple dwellings of our lake. Most of us appreciate the value in small, lightly lived and embrace the night sky.

We keep our water fronts naturalized for nature, turtles, even Canada Geese can waddle on. We love our nature, loons and we don't mind sharing what is small and genuine.

Lovesick being one of, if not the smallest lake on the Historic Trent Seven Waterway, we are already populated to the maximum with shoreline cottages, first nation cabins occupying all of the available islands, three resorts, a full trailer park(s) and free camping for traveling Houseboat rentals and canoe/kayakers. An easy and cheap (1.50 cents) to launch at Burleigh Falls. No day tripper or fisher person gets lost or catch checked. Do I even mention the Air B and B,s?!

The Increase of pleasure craft, fisher people, scuba divers and loads of kayaker and canoeists we do share what we have, but how much growth can a lake support and stay healthy and vital. Where Does It Stop?

I have seen the changes throughout my life with of boat activity, weed and zebra mussel invasions. We lose footage of shoreline each and every year but we take it in stride. Leave a small footprint and embrace what is our lakeside environment.

My first moose spotting was on Forest Hill Rd. The vast wetlands and trees, marsh that line the escarpment provide home to a vast amount of nature, fox, deer just to name a few. Birds galore.

Forest hill road is a single and once dirt passage to the limestone hills that work down to the lake. What trees remain provide a bit of a buffer to the now constant road traffic on Highway 28. Automobile and truck traffic has increased to such a degree that it can be a 5 to ten minute wait to pull into traffic on a Thursday-Sunday afternoon or evening. Our 36 is quoted as the highway of death. I am sure you know of the amount of accidents that happen each and every summer.

Last mention is the Derecho in May that has changed the landscape forever. The amount of tree lost is unbelievable. Birds were killed, views will no longer be as pretty as it had been. Embrace the trees and leave Lovesick be.

Sincerely J Otto

Sent from [Mail](#) for Windows

**Per Lundberg**

---

**From:** Kat Reed [REDACTED]  
**Sent:** April 2, 2024 11:57 AM  
**To:** kholden@ptbocounty.ca; Angela Chittick; Per Lundberg  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Katherine Reed Fraser  
[REDACTED]  
[REDACTED]



**Per Lundberg**

---

**From:** Kelly Kennedy [REDACTED]  
**Sent:** March 25, 2024 8:54 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

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In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Kelly Kennedy

[REDACTED]

[REDACTED]





**Per Lundberg**

---

**From:** krista mckerracher [REDACTED]  
**Sent:** March 25, 2024 6:42 AM  
**To:** Per Lundberg; Angela Chittick  
**Subject:** Fwd: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Correcting typos in email address.  
Sent from my iPhone

Begin forwarded message:

**From:** krista mckerracher [REDACTED]  
**Date:** March 24, 2024 at 12:03:40 PM EDT  
**To:** kholden@ptbocounty.ca, [REDACTED], [REDACTED]  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. Anything that is approved for Lovesick Lake will directly affect Stony Lake where I am a resident and taxpayer.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and

value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Krista McKerracher



Sent from my iPhone

**Per Lundberg**

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**From:** Bill Langley [REDACTED]  
**Sent:** October 31, 2022 4:46 PM  
**To:** Per Lundberg; KHolden@ptbcounty.ca  
**Subject:** Objection to proposed Lovesick Lake Trailer Park expansion

Attention: Per Lunberg and Keziah Holden  
re Lovesick Trailer park expansion

As home owners on Springlane on Lovesick Lake in Selwyn township we object to the proposed development of trailer sites on the top of the escarpment above the southeast shore of Lovesick Lake.

This trailer park development has been an ongoing issue for a number of years. Despite the fact that it has been reduced in scale, the process the developers have followed has been "suspect" in its approach. There has never been a real attempt by the developers to involve the

cottage and home owners on either Lovesick Lake, Stony Lake or Lower Buckhorn in their development plans. They have also skirted the development process by building an access road up to the proposed site without the necessary permits.

Currently the 47 trailer sites that the developers are hoping to install

is more than double the number of existing cottages and homes along Springlane, west of Forest Hill Lodge. Forest Hill Rd. is not built to handle this increase in traffic. The hilly nature of the road, especially near the proposed entrance to the trailer park is unsafe. The southeast sight lines are blocked for car traffic making a sharp right turn onto Forest Hill from Springlane. In addition any cars coming up the the hill from Forest Hill Lodge cannot see adequately until they are at the top. More than doubling vehicle traffic would create a very unsafe situation.

Another consideration would be the additional waste water and sewage created by this development. Lovesick is one of the smallest and shallowest lakes on the Trent Severn waterway. The impact of E.coli and other types of harmful waste products would be significant. This would affect not only Lovesick but also Stony and other lakes further down the Trent river system.

Boat traffic would also increase greatly. Day use on Lovesick is high due to the "free" and available boat launch at Burleigh Falls. Add to that the increase in boats docked at Lovesick Lake campground by the owners of the proposed development.

Please include us with any correspondence regarding meetings and recent developments concerning Lovesick Lake Trailer Park expansion.

respectfully submitted by Eva and Bill Langley.

[REDACTED]

**Per Lundberg**

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**From:** Laura Nadalini [REDACTED]  
**Sent:** March 27, 2024 9:35 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** FW: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an “expansion” vs a “new” trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Laura Nadalini and Don Bayer

(email) : [REDACTED]

[REDACTED]

**Per Lundberg**

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**From:** Leah Walton [REDACTED]  
**Sent:** April 2, 2024 12:30 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Leah Walton

[REDACTED]

[REDACTED]





**Per Lundberg**

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**From:** Liz Eustace [REDACTED]  
**Sent:** April 1, 2024 9:54 AM  
**To:** Angela Chittick; Per Lundberg  
**Subject:** Re: For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Liz Eustace

[REDACTED]

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[REDACTED]

March 14, 2024

**Via Email To:**

**Bryan Weir** - Director of Planning and Public Works,  
Peterborough County [REDACTED]

**Iain Mudd** - Manager of Planning [REDACTED]

**Keziah Holden** – Senior Planner, Peterborough County  
[REDACTED]

**Kari Stevenson** - Clerk, Peterborough County  
[REDACTED]

**Per Lundberg** – Planner, Selwyn Township  
[REDACTED]

**Robert Kelly** – Manager of Building and Planning, Selwyn  
Township [REDACTED]

**Angela Chittick** — Clerk, Selwyn Township  
[REDACTED]

**RE: Files# 15OP-22011 (OPA) and C-14-20 (ZBLA)**

I am writing this letter on behalf of the Lovesick Lake Association (LLA) and the Committee for the Preservation of Lovesick Lake in order to outline our continuing concerns about the proposed expansion of the Lovesick Lake Trailer Park (LLTP). Considering the small size and sensitivity of Lovesick Lake and other environmental attributes of the area, we strongly recommend that the proposed project (“the Plan”) carefully consider all matters that could impact the area’s natural heritage and sensitive wetland features as well as the lake’s ecosystem and the recreational values for both existing and potential users. We understand the Plan is currently undergoing the Peer Review process to review the various documents and reports resubmitted by the Applicant. We acknowledge that many reports and studies have been updated since the original application; however, we still

have many outstanding concerns which are outlined here in this letter. I respectfully request to be advised of the findings and recommendations of the peer review when it is completed, and to be notified of any and all meetings and decisions with regards to these applications.

Our continuing concerns are as follows:

**1. Increased Traffic and Road Safety on Forest Hill Road:**

Access to the proposed trailer park expansion site is being planned via Forest Hill Road - a very narrow township gravel road which currently provides access via Spring Lane to roughly 30 cottages and homes along the south shore of Lovesick Lake. The addition of 38-40 new trailer sites will more than double the number of road users and give rise to a corresponding increase in the amount of safety concerns. The current traffic level on Forest Hill Road puts the classification at R200 which requires a minimum 5.5m width with 0.5m shoulder. The current road width ranges from 4.6 to 5m with virtually no shoulder. There are some stretches of the road with sharp curves and limited visibility as well as a large boulder hazard right beside the road.

As noted in the original road study submitted by Michael Lang, Manager, Transportation Engineering at DM Wills Associates, "Forest Hill Road is just below tolerable for a R100 road... More importantly, as per Subsection 3.2.5.6, sentence (1) of the Building Code, as a fire access route, the road's clear width shall not be less than 6.0m." The current condition of the road is marginal at best to support the current volume of traffic and fails to meet safety standards for emergency fire access. Increasing traffic will result in more conflicts between vehicles travelling in opposite directions as well as interactions with additional construction and service vehicles accessing the trailer park creating unsafe situations. Nothing has been done to improve the

road conditions since the original application in 2016 - the road can only have degraded further in the eight years since. There should be no consideration given to the expansion of the trailer park without upgrading Forest Hill Road to comply with R200 standards several recommendations are outlined in Michael Lang's report.

## **2. Lake Capacity:**

Lovesick Lake is among the smallest of lakes in the Trent Severn Waterway system with many natural hazards and shallow areas that reduce the usable boatable area to a mere 44% of the total surface area. The Water Recreation and Shoreline Land Use Study for Lovesick Lake by Geomatics commissioned by the TSW (published Oct 1991), determined that the lake was already at capacity in 1991 using the lake capacity model from Michalski et al (1990). Recommendation #23 in the study states that "Further development on Lovesick Lake should be discouraged unless it can be shown that such development will not significantly increase the existing boat use on the lake". Water-based recreational activities are heavily promoted by the park. Any increase in development must be carefully evaluated to ensure that it does not overcrowd or detract from the natural beauty and recreational value of the lake.

Furthermore, during the Pre-Consultation period, Otonabee Regional Conservation Authority (ORCA) has, at least twice, requested a Lake Capacity Assessment for Lovesick Lake. We, at LLA, request that the County of Peterborough and the Township of Selwyn follow through with making sure this assessment is done and the results taken into consideration prior to any approval for the current applications. If it is not possible for the assessment to be done in a timely manner then we respectfully request the Township consider passing an Interim Control By-Law (ICBL) until it can be completed.

### **3. Project Definition and Splitting or “Creep”:**

In the previous application for park expansion (2016-17), it was identified in the peer review that the subject property had no linkage to the existing park because it was separated by a steep slope (escarpment) of approximately 25 meters. This escarpment is a regulated feature under Ontario Regulation 167/06. In an attempt to circumvent this encumbrance, the applicant has constructed a road up the escarpment without a permit in order to justify the project as an expansion. While it is impossible to undo the damage already done to this significant natural feature, it is our belief that this “road” should not be allowed to support the justification of the subject property as an expansion. The proposed trailer site should be considered as “new” and therefore not allowed as per the Official Plan.

We are concerned that this application for 38-40 new trailer sites may be used to “pave the way” for the proponent’s long-term plans to add another 300 sites later. We are extremely concerned that the park will grow far beyond the initial target by engaging in Project Splitting, if this first phase of expansion is approved.

### **4. Archaeological Assessment/ Duty to Consult First Nations:**

Caughwawkuonykawk (Lovesick) Lake has a long, rich and varied cultural history that needs to be surveyed, assessed and appropriately protected. The subject lands are located within the Traditional Territory of the Curve Lake First Nation and is incorporated within the Williams Treaties Territory. It is particularly noted for its Indigenous cultural heritage in and around the area. For example, the lake contains the oldest Native fishing weirs found so far in North America. Increased boat traffic could have a detrimental impact on these historically significant artifacts. While we acknowledge that further investigation was completed by a second Agency we remain concerned that there has not been

adequate consultation with the local Indigenous populations - Curve Lake First Nation, Hiawatha FN, Alderville FN and the Kawartha Nishnawbe FN of Burleigh Falls. In today's climate of Truth and Reconciliation it is imperative that all the appropriate First Nations groups be consulted in a manner that respects their rights.

### **5. Water Quality:**

Lovesick Lake is among the smallest lakes on the Trent Severn Waterway (TSW). It has a shallow mean depth, a small watershed, only one major inflow source, and is a prime candidate for eutrophication. It also has the highest Total Phosphorus (TP) concentrations in the Kawartha Lakes continuum. The TP concentrations in Lovesick Lake frequently approach or even exceed the Provincial guideline of 20ug/L and we are very concerned about any increases to the TP loadings to the lake. Development is a known contributor to TP loadings. Phosphorus is a key nutrient that, when present in excess, can trigger harmful algal blooms. These blooms not only pose a risk to human health but also disrupt the aquatic ecosystem, endangering fish populations and other wildlife. In the Comment / Response Matrix, Jon K Orpana - Environment Planner and Environmental Assessment Coordinator notes that Lovesick Lake is identified as a Policy 2 Waterbody. "Water quality which does not meet the Provincial Water Quality Objectives shall not be degraded further and all practical measures shall be taken to upgrade the water quality to meet the Objectives."

### **6. Wastewater and Stormwater :**

We acknowledge that the Environmental Compliance Approval (ECA) has already been received by the Proponents (June 28, 2023) and that the new septic system in the plan is designed to reduce phosphorus.

**While such advanced systems can outperform traditional septic systems, they are more complex and prone to failure if not properly maintained. Since the sewage works would be located within 300m of Lovesick lake, any degradation or malfunction of the system may result in leakage of nitrates, phosphorous, and pathogens into the ground water and ultimately to Lovesick Lake. What safeguards will there be in the event of a failure?**

Stormwater runoff is a serious concern, especially to adjacent properties, due to the shallow soil depth and the porosity of the limestone escarpment. There appear to be no stormwater quality or quantity controls for all of the proposed trailer sites north of the access road. While there is a “vegetated ditch” to control runoff from the access road, all of the stormwater runoff from the development area can lead to erosion, sedimentation, and pollution of adjacent properties and our precious waterways. There are several references in the Comment /Response Matrix to “detailed design drawings will be prepared as part of the Detailed Design submission at Site Plan Approval stage of the Project”. It is noted that the Proponents “need to provide a Grading and Erosion Sediment Control Plan”. It is our belief that these details should be worked out now and submitted for peer review, not left to “figure out” later.

**Summary:**

We have outlined many concerns that our Members have about the potentially negative impacts of the proposal to expand the Lovesick Lake Trailer Park. We urge both the County of Peterborough and Selwyn Township to consider all of these elements prior to making any decisions in the matter. It is essential that we prioritize the protection and preservation of our natural resources for future generations to enjoy. We need to



consider sustainability and environmental stewardship above overdevelopment in order to safeguard the beauty and integrity of Lovesick Lake.

We also reiterate our request to be notified of any and all meetings and decisions regarding these applications and reserve our right to appeal.

Regards,  
Cathy Webb President, LLA

CC via email:

Sherry Senis, Mayor, Selwyn Township, [REDACTED]  
Brian Henry, Councillor, Smith Ward, Selwyn Township [REDACTED]  
Terry Lamshead, Mayor, Municipality of Trent Lakes [REDACTED]  
John Braybrook, Councillor, Harvey Ward, Trent Lakes [REDACTED]  
Carolyn Amoyotte, Mayor, North Kawartha [REDACTED]  
Kari Stevenson, Clerk, County of Peterborough [REDACTED]  
Angela Chittick, Clerk, Township of Selwyn [REDACTED]  
Jessie Clark, Clerk, Trent Lakes [REDACTED]  
Shannon Day, Executive Assistant to Chief Knott [REDACTED]  
Nodin Webb, Council Member, Kawartha Nishnawbe First Nations [REDACTED]  
Jasmine Gibson, Planning Ecologist, ORCA [REDACTED]  
Donald Allin, Plan Review & Permitting Manager, ORCA [REDACTED]  
Jon Orpana, Environmental Planner and Environmental Assessment Coordinator, Ministry of Environment [REDACTED]  
Dian Bogie, Treasurer, LLA, Committee for the Preservation of Lovesick Lake [REDACTED]  
Ann Ambler, Committee for the Preservation of Lovesick Lake [REDACTED]  
Roslyn Moore, Chair, Environment Council for Clear, Stoney and White Lakes [REDACTED]  
[REDACTED]  
Lois Wallace, Environment Council for Clear, Stoney and White Lakes [REDACTED]  
Chad Tranter, President, Association of Stoney Lake [REDACTED]

**Per Lundberg**

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**From:** Lovesick Lake Association [REDACTED]  
**Sent:** November 2, 2022 3:06 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Robert Kelly  
**Cc:** Ann Ambler; Cathy; Lovesick Lake Association; dian bogie  
**Subject:** File # 15OP-22011 (OPA) and C-14-20 (ZBLA)

From Cathy Webb, President of Lovesick Lake Association

November 2, 2022

**Dear Keziah Holden – Senior Planner, Peterborough County**  
**Dear Per Lundberg – Planner, Selwyn Township**  
**Dear Robert Kelly – Manager of Building and Planning, Selwyn Township**

**RE: Files# 15OP-22011 (OPA) and C-14-20 (ZBLA)**

I am writing this letter on behalf of the Lovesick Lake Association (LLA) and the Committee for the Preservation of Lovesick Lake in order to outline our many concerns about the proposed expansion of the Lovesick Lake Trailer Park (LLTP). Considering the sensitivity of Lovesick Lake and other environmental attributes of the area, we strongly recommend that the proposed project (“the Plan”) carefully consider all matters that could impact the area’s natural heritage and sensitive wetland features as well as the lake’s ecosystem and the recreational values for both existing and potential users. We understand the Plan is currently undergoing the Peer Review process to review the various documents and reports submitted by the Applicant and request that we be advised of the findings and recommendations of the review committee when it is completed.

Our concerns include the following areas:

**1. Increased Traffic and Road Safety:**

Access to the proposed trailer park expansion site is via Forest Hill Road. Forest Hill Road is a very narrow township gravel road which currently provides access via Spring Lane to roughly 30 cottages along the south shore of Lovesick Lake. The addition of 46 new trailer sites will more than double the number of road users and give rise to a corresponding increase in the amount of traffic. The current traffic level on Forest Hill Road puts the classification at R200 which requires a minimum 5.5m width with 0.5m shoulder. The current road width ranges from 4.6 to 5m with virtually no shoulder. **Furthermore, the Ontario Building Code requires that a road should have a minimum clear width of at least 6m for fire access.** There are some stretches of the road with short curves and limited visibility as well as a large boulder hazard right beside the road. The current condition of the road is marginal at best to support the current volume of traffic. Increasing traffic will result in more conflicts between vehicles travelling in opposite directions as well as interactions with additional construction and service vehicles accessing the trailer park creating unsafe situations. **There should be no consideration given to the expansion of the trailer park without upgrading Forest Hill Road to comply with R200 standards.**

## **2. Lake Capacity:**

Lovesick Lake is among the smallest in the Trent Severn Waterway with many natural hazards and shallow areas that reduce the useable boatable area to 44% of the total surface area. While the proposed trailer sites are not directly on the lake and do not involve any new shoreline development, they are connected to the existing park which has significant presence on the lake. Water-based recreational activities are heavily promoted by the park and it is unquestionable that the addition of new trailer sites will put further pressure on the capacity of Lovesick Lake. The Water Recreation and Shoreline Land Use Study for Lovesick Lake by Geomatics commissioned by the TSW (published Oct 1991), determined that the lake was already at capacity in 1991 using the lake capacity model from Michalski et al (1990). Recommendation #23 in the study states that “Further development on Lovesick Lake should be discouraged unless it can be shown that such development will not significantly increase the existing boat use on the lake”. The addition of new 46 sites represents a significant increase in lake users and we believe it has not been adequately demonstrated that there will not be a corresponding increase in boat usage.

## **3. Project Definition:**

In the previous application for park expansion (2016-17), it was identified in the peer review that subject property had no linkage to the existing park because it is separated by a steep slope (escarpment) of approximately 25 meters. **This escarpment is a regulated feature under Ontario Regulation 167/06.** In an attempt to circumvent this encumbrance, the applicant has constructed an illegal road up the escarpment without a permit in order to justify the project as an expansion. While it is impossible to undo the damage already done to this significant natural feature, it is our belief that this unpermitted linkage should not be allowed to support the justification of the subject property as an expansion. The proposed trailer site should be considered as “new” and therefore not allowed as per the Official Plan.

## **4. Archaeological Assessment:**

Coughwawkuonykawk (Lovesick) Lake has a long, rich and varied cultural history that needs to be surveyed, assessed and appropriately protected. The subject lands are located within the Traditional Territory of the Curve Lake First Nation and is incorporated within the Williams Treaties Territory. It is particularly noted for its Indigenous cultural heritage in and around the area. For example, the lake contains the oldest Native fishing weirs found so far in North America. Increased boat traffic could have a detrimental impact on these historically significant artifacts. While the current archeological study indicates that there were no artifacts found, it appears that the study only examined 30% of the subject land and did not adequately investigate the entire subject area. As well, we are concerned that there has not been adequate consultation with the local indigenous population and the project has not been reviewed or approved by the Curve Lake First Nation and the Kawartha Nishnawbe of Burleigh Falls.

## **5. Project Creep:**

The Applicant has a track record of engaging in activities without first obtaining the required permits (road up the escarpment, beach alterations, dock installations). Such activities can have potentially detrimental effects to native flora and fauna. We are concerned that should the trailer park expansion be allowed, these activities may continue and there is no effective way to ensure compliance since there is no public visibility of the

proposed site. The revised Environmental Compliance Approval Design Brief document (July 30, 2020) still refers to the future development of an additional 300 sites in addition the initial expansion along the top of the escarpment. We are extremely concerned that the park will grow far beyond the initial target by engaging in illegal Project Splitting, if the first phase of expansion is permitted to move ahead.

**6. Species At Risk:**

The subject land is located in an area which is potentially home to several Species at Risk. The EIS identified 3 Butternut trees on the property and there is the potential for others. Additionally, the Wood Thrush (listed as Species of Concern in Ontario) was found to be present in the proximity of the site. While the EIS did not identify any additional Species at Risk, it is known that the Eastern Whip-poor-will (identified as threatened under the Species at Risk Act) is found in the area from reports of local cottagers. The 3 brief (5 minute) surveys conducted during the EIS study are insufficient to confirm or deny the presence of this elusive nocturnal bird. More detailed studies should be conducted to ensure there is no impact from the proposed development on the nesting habitat of this threatened species. The majority of the site has been identified by the MNR as a deer yard / deer wintering area. Any significant development in the area will no doubt have a negative impact on the deer's utilization of this site, compromising their survival.

**7. Water Quality:**

Lovesick Lake is the among the smallest lakes on the Trent Severn Waterway (TSW). It has a shallow mean depth, a small watershed, only one major inflow source, and is a prime candidate for continued eutrophication. It also has the highest Total Phosphorus (TP) concentrations in the Kawartha Lakes continuum. Occasionally the TP concentrations in Lovesick Lake even exceed the Provincial guideline of 20ug/L and we are very concerned about any increases to the TP loadings to the lake. Development is a known contributor to TP loadings. For example, Lake Management plans and assessments prepared for Lake Scugog and Pigeon Lake show that urban developmental areas contribute a disproportionate amount of TP loadings. We would want to see the Applicant commit to mitigation measures to control the phosphorus run-off. The Plan should also include measures taken to eliminate TP contributions from all sources, including septic systems or holding tanks, run-off from existing and proposed development, and the protection of groundwater.

**8. Stormwater Management:**

Stormwater runoff is a serious concern due to the porosity of the limestone escarpment especially to adjacent properties. There appear to be no stormwater quality or quantity controls for all of the proposed trailer sites north of the access road. While there is a "vegetated ditch" to control runoff from the access road, all of the stormwater runoff from the trailer pads containing nutrients and pathogens from pet waste, suspended solids and other contaminants will be directed down the escarpment and towards adjacent properties and the lake.

**9. Wastewater Management:**

It is recognized from the PSOA (Private Services Options Assessment) report that "native soil conditions at the resort may not necessarily be suitable for subsurface disposal as overall depths are insufficient to support common subsurface disposal design." As such, more advanced methods for primary and tertiary sewage treatment would be

required. While such advanced systems can outperform traditional septic systems, they are more complex and prone to failure if not properly maintained. Since the sewage works would be located within 300m of Lovesick lake, any degradation of the system may result in leakage of nitrates, phosphorous, and pathogens into the ground water and ultimately to Lovesick Lake. The effluent plume and drainage from the proposed system needs to be adequately defined to ensure there are no negative effects adjacent wells and on the lake.

**10. Pollution - Air, Noise and Light:**

Concerns have been voiced about air and noise pollution from additional vehicles and fire pits at the site of the planned expansion, and light pollution impacting neighbouring property owner's ability for star gazing and enjoying the night sky.

**Summary:**

We have outlined many concerns we have about the potentially negative impacts of the proposal to expand the Lovesick Lake Trailer Park. We urge both the County of Peterborough and Selwyn Township to consider all of these elements prior to making any decisions in the matter. We also reiterate our request to be notified of any and all meetings and decisions regarding these applications and reserve our right to appeal.

Regards,

Cathy Webb  
President, LLA

Cc: Ann Ambler, Past President and Committee member for the Preservation of Lovesick Lake  
Dian Bogie, Committee member for the Preservation of Lovesick Lake  
Lovesick Lake Association Membership

**Per Lundberg**

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**From:** Darcy Maclennan [REDACTED]  
**Sent:** December 25, 2022 12:26 PM  
**To:** kholden@ptbocounty.ca  
**Cc:** Per Lundberg  
**Subject:** Lovesick lake Trailer Park Expansion

Hello,

we would like to voice our opinions on the Lovesick Lake Trailer Park expansion.

We have concerns that the additional trailers and boats on the smallest lake on the Trent Water system will have a greater impact on our already overused lake.

We have a lot of problems already with boats creating waves that cause erosion of our property that the additional people and boats will have an even worse impact on our shoreline. We have to continually repair our ever disappearing shoreline now and we are concerned about how much more damage will occur.

We are concerned about the additional boat traffic and the potential for gasoline and oil leakage and its impact on the already declining fish and bird species. The noise pollution from the boats is already excessive and as cottagers we want to enjoy our beautiful lake as peacefully as we can.

Our other concern is the proper gray water and septic waste disposal. Often this is incorrectly disposed of and will drain into our water system and damage our ecosystem.

Please add us to the list of persons to be notified of any and all meetings regarding the applications for file #150P-22011 and C-14-20 and reserve the right to appeal any decisions made by Peterborough County and Welwyn Township. Please send to [REDACTED]

Thank you for reading our concerns.

Michele Reed      Darcy Maclennan

Sonja Reed        Mark Maclennan

**Per Lundberg**

---

**From:** [REDACTED]  
**Sent:** October 18, 2022 4:41 PM  
**To:** Per Lundberg  
**Subject:** File #15OP-22011 and C-14-20

Dear Per Lundberg

Please add us to the list of persons to be notified of any and all meetings regarding the applications for File #15OP-22011 and C-14-20 , reserving the right to appeal any decisions made by Peterborough County and Selwyn Township. One of our concerns is as follows:

We are writing to you as we have serious concerns regarding the Lovesick Lake on the Ridge proposal.

We are concerned with the the volume of traffic on Forest Hill Road and the entrance to the new trailer site.

The entrance to the trailer site would make that spot a 4 way junction , Forest Hill Road, Forest Hill Lodge, Spring Lane and the new trailer park.

Forest Hill Road is very narrow, presently cars must stop or drive on to the grassy shoulder to let another car pass coming the other way. This is not a two lane road, presently when cars are passing both cars must come to a crawl.

Forest Hill Rd has very poor sight lines. There are 3 blind spots that would have to be addressed and corrected. The worst blind spot is right at the 4 way junction. A driver of a car/ truck can not see over the hill in the road from that spot when turning from Spring Lane on to Forest Hill Rd. and anyone driving towards the 4 way junction can not see oncoming traffic. If the entrance to the trailer park is used at the 4 way junction for large trucks for deliveries, garbage pickup and cars pulling boats on trailers it will make it impossible for vehicles to pass/drive safely.

Forest Hill Lodge has rental units with many visitors who are accessing the lodge with cars. The Forest Hill Lodge exit consists of a very steep hill with no visibility until you get to the crest of the hill.

One has only to stand at this junction to know it is not feasible to add yet another entry way.

A major accident happened here several years ago and would be something that anyone planning to built a new entry point would be wise to investigate.

A traffic study was conducted in 2015 and it was not favorable. It was done during the off peak season, traffic increases as summer cottage owners return. A new study should be completed before any new traffic is added to Forest Hill Rd, a small country road.

It bears repeating that this entryway is not feasible for the new Lovesick Lake on the Ridge development.

Sincerely Rose and Larry Macrae





**Per Lundberg**

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**From:** Madelyn Sloane [REDACTED]  
**Sent:** April 3, 2024 12:53 PM  
**To:** Per Lundberg  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here: 1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe. 2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity. 3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment. 4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community. 5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat. 6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake. 7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties. In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal. Regards, Madelyn [Sloane](#) [REDACTED] [REDACTED]

**Per Lundberg**

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**From:** Margaret Lasserre [REDACTED]  
**Sent:** April 8, 2024 5:53 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) :Margaret Lasserre

(email) [REDACTED]

(AND cottage postal address) : [REDACTED]

**Per Lundberg**

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**From:** Crafters Creations [REDACTED]  
**Sent:** March 24, 2024 4:26 PM  
**To:** Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) :Margaret Michelle Brownscombe Yates

(email) : [REDACTED]

(AND cottage postal address) : [REDACTED]

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android](#)

**Per Lundberg**

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**From:** Dorado-Smith Family [REDACTED]  
**Sent:** April 2, 2024 12:06 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Maria Dorado and Theo Smith

[REDACTED]

Maria

**Per Lundberg**

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**From:** Maria McGibbon [REDACTED]  
**Sent:** April 2, 2024 11:35 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

María McGibbon  
[REDACTED]  
[REDACTED]





**Per Lundberg**

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**From:** Marilyn Shaw [REDACTED]  
**Sent:** March 27, 2024 9:17 AM  
**To:** Angela Chittick; Per Lundberg  
**Subject:** Re: File150P-22011 (OPA) and C-14-20 (ZBLA) for proposed expansion of Lovesick Lake Trailer Park

> I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

>

> Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

>

> 1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.

>

> 2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.

>

> 3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.

>

> 4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.

>

> 5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.

>

> 6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.

>

> 7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

>

> In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

>

> Regards,

>

> Marilyn Shaw

>

> [REDACTED]

>

> [REDACTED] is our home address as we're year round residents.

**Per Lundberg**

---

**From:** Matt Sutherland [REDACTED]  
**Sent:** April 4, 2024 9:05 PM  
**To:** Per Lundberg; Angela Chittick; kholden@ptbocounty.ca  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a life long Stony Lake cottage owner, I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Matthew Sutherland

[REDACTED]

[REDACTED]

Sent from my iPhone

**Per Lundberg**

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**From:** Jane McLean [REDACTED]  
**Sent:** October 31, 2022 11:35 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; [REDACTED]  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** Lovesick Lake Trailer Park expansion

Jane McLean  
[REDACTED]

Dear Sir or Madame,

I am writing this letter in regard to the application by Lovesick Lake Trailer Park. The referral number is County of Peterborough 150P-22011 and Selwyn Township File#C-14-20. Firstly I would like to request that I be noted as a person of interest regarding the proposal so that I may be kept informed regarding this application and any developments regarding the development.

As much as I am concerned about another 46 trailer sites to be added to the Trailer Park in question, I am extremely worried that this is only the beginning. The original proposal by the company was for 294 sites. I am sure once they get a few approved they will not stop at increasing the park to this large number.

When my family came to Lovesick Lake in 1958, the Holmes family started the trailer park with 50 campsites. We could swim across the lake with a boat beside us and not worry about being killed by speed boats. Alas, times have changed. The Purves family have enlarged the trailer park to 160 trailers and 20 overnight camping. Even more concerning is they have put in docks for 143 boats. All these docks had to be grandfathered in as there were no permits obtained from Parks Canada to install them.

How can the smallest lake in the Trent Severn Waterway absorb another 300 trailers with their accompanying tourists wanting to be on the water? Even if only 2/3 of the prospective trailer owners want to fish and go tubing or just boat on the lake, this would put an enormous strain on the lake. There is only one small area on the lake that is suited, which the main channel and therefore most of these activities occur there. Burleigh Falls, the eastern lock of Lovesick Lake is the 3rd busiest lock in the system. Maybe because of the 3 resorts, a provincial park situated at our other lock (called Lovesick Lock), a large trailer park, and the ability to dock one's boat free at Burleigh Falls is the answer to the popularity of Burleigh Falls Lock.

Lovesick Lake also has the highest recorded reading of phosphates, I wonder why? Many species will be at risk if we overcrowd this little lake. The environmental effects of building on a piece to property that has access to a lake has, as always, many risks. With the Purves disregard for obtaining permits for docks, I am worried about their concern for the building of this large enterprise. For sure, the traffic on Forest Hill Road would be compromised and would need much improvement to keep the road users safe.

I am not against progress, many people want to enjoy the extensive lakes in this area. However Lovesick Lake. I believe, has reached a critical point for capacity. The larger lakes in the area have much more capacity to deal with the large numbers of people who would want to enjoy the outdoors. Unfortunately, the Purves bought this 200 acres in question with the idea that they could expand their park, without consideration for the size of the lake.

Please keep me informed of the progress of this application.

With kindest regards, Jane Mclean  
[REDACTED]

**Selwyn Planning Department**

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**From:** Meg Sinclair [REDACTED]  
**Sent:** March 3, 2024 7:46 PM  
**To:** Angela Chittick  
**Cc:** Selwyn Planning Department  
**Subject:** Request for public meeting invitation - Lovesick Lake Trailer Park

Hi Angela,

I am writing to express my interest in attending the planning meeting, yet to be scheduled, regarding the Lovesick Lake Trailer Park's planned expansion.

I am a property owner on Stony Lake and am concerned that approval of their application will result in "project creep" that will negatively impact all surrounding lakes. We are already suffering from several serious water quality issues and overdevelopment of Lovesick Lake will exacerbate this further.

Please advise when the planning meeting is, and instructions to attend both remotely and in person.

Best,  
Meg

[REDACTED]

**Per Lundberg**

---

**From:** Mike Tranter [REDACTED]  
**Sent:** March 26, 2024 12:02 PM  
**To:** Mike Tranter  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Hi there,

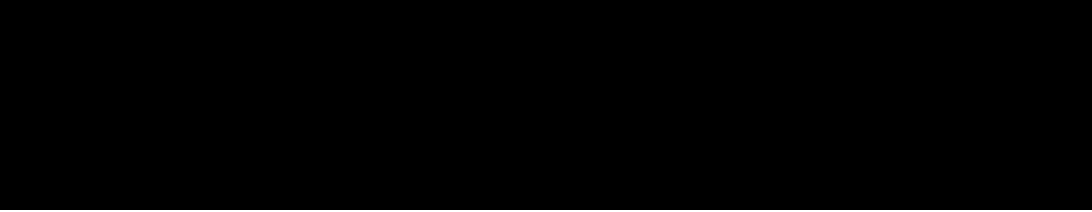
I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file. Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties. In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards, Mike Tranter [REDACTED]

**Mike Tranter B. Eng., QAFP**

Partner



'The information contained in this message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed. The message may contain information that is privileged and confidential. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you.'

**Per Lundberg**

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**From:** Natalie Archer [REDACTED]  
**Sent:** April 2, 2024 1:32 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Good afternoon,

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

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In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Dr. Natalie Archer

[REDACTED]



[Redacted]

With gratitude,

Natalie Archer

[Redacted]

**Per Lundberg**

---

**From:** Nicole Davies [REDACTED]  
**Sent:** March 25, 2024 10:36 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; achittick@selwyntowship.ca  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

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In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Nicole Davies  
[REDACTED]  
[REDACTED]

Sent from my iPhone

**Per Lundberg**

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**From:** NICOLE HIMEL [REDACTED]  
**Sent:** March 24, 2024 11:11 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

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In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) :

(email) :

(AND cottage postal address) :

Sent from my iPhone

**Per Lundberg**

---

**From:** Patty Macdonald [REDACTED]  
**Sent:** February 13, 2024 10:02 AM  
**To:** Bryan Weir; Keziah Holden; Robert Kelly; Per Lundberg  
**Cc:** Patty Macdonald  
**Subject:** Application for Official Plan Amendment (File No. 15OP-22011) and Application for Zoning By-law Amendment (File No. C-14-20)

February 13, 2024

Via email to:

Bryan Weir, Director of Planning and Public Works, County of Peterborough  
[REDACTED]

Keziah Holden, Senior Planner, County of Peterborough (kholden@ptbocounty.ca)

Robert Kelly, Manager of Building and Planning, Selwyn Township  
[REDACTED]

Per Lundberg, Planner, Selwyn Township (plundberg@selwyntownship.ca)

Re: Application for Official Plan Amendment (File No. 15OP-22011) and Application for Zoning By-law Amendment (File No. C-14-20)

My name is Patty Macdonald and I am a ratepayer in Selwyn Township, and a member of the Kawartha Park Cottagers' Association (KPCA) as well as the Association of Stony Lake Cottagers (ASLC). I currently reside in Bridgenorth, Ontario, having retired to the area in 2006, and have owned a cottage on Stony Lake since 1979.

I recently read the letter sent to your attention from the Environmental Council, dated February 6, 2024, and am adding my voice to their concerns and in support of the Lovesick Lake Association and its Preservation Committee regarding the above Applications.

I urge the County and Township to act on the issues raised, and not to proceed with the approvals process for the OPA and ZBA Applications until the necessary capacity assessments have been completed.

Please continue to notify me of all significant steps in the consideration of these applications, particularly receipt of the peer review of the EIS and Addendum, the statutory public meeting, and any County and/or Township Council meeting agenda items regarding this matter.

Please send notifications to me at [REDACTED]

Respectfully,

Patty Macdonald

[REDACTED]

[REDACTED]

[REDACTED]

### DID YOU KNOW?

PGCC is the first and only golf course to be part of the Green Economy Canada 300+ membership. Click [here](#) for details



**Per Lundberg**

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**From:** Peggy McCallum [REDACTED]  
**Sent:** April 19, 2024 10:36 AM  
**To:** Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer and lifelong cottager on Stony Lake I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

M.A. (Peggy) McCallum for [REDACTED]  
[REDACTED]

(AND cottage postal address) :



**Per Lundberg**

---

**From:** Peter Chittick [REDACTED]  
**Sent:** March 24, 2024 3:53 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Peter Chittick  
[REDACTED]  
[REDACTED]

DELIVERED BY EMAIL

Mr. Arunas Pleckaitis and Mrs. Marilyn Pleckaitis

[REDACTED]

Email: [REDACTED]

October 14, 2022

Keziah Holden  
Senior Planner  
County of Peterborough and Township of Selwyn  
470 Water Street  
Peterborough, Ontario, K9H-3M3

and

Per Lundberg  
Planner  
Township of Selwyn  
1310 Centre Line  
P.O. Box 270  
Bridgenorth, Ontario, K0L-1H0

Re: Application for Expansion of Lovesick Lake Trailer Park: Files #150P-22011 and #C-14-20

Dear County of Peterborough and Township of Selwyn:

Since 2006 we have been owners and year around residents of a cottage on Lovesick Lake ([REDACTED]). We know we are fortunate to live in such a unique and beautiful part of Ontario with its peaceful environment, its wildlife, its wonderful vistas and our friendly neighbors. While we accept that change is a constant in life, we are also mindful that not all change is good and that we have a responsibility to be wary, scrutinize and where warranted, challenge change which is harmful to us, our environment and our community. It is in this spirit that we write this letter.

As members of both the Lot 7 Owners' Association and the Lovesick Lake Association, we have been aware of the numerous recent attempts by the Lovesick Lake Trailer Park (LLTP) to expand their footprint. What has us most concerned, is the impact an expansion of the LLTP would have on the quality of life on and around Lovesick Lake. Lovesick Lake is a relatively small and shallow lake. As

County of Peterborough and Township of Selwyn

October 14, 2022

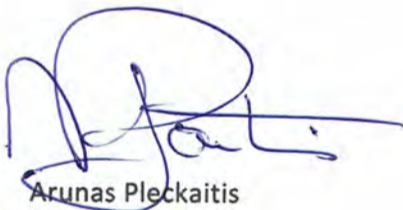
Page 2

such, it has capacity limits beyond which the quality of personal enjoyment and the quality of the natural environment (water, noise, and aquatic/bird/reptile life) will be negatively and permanently altered. Of particular concern to us is the additional boat traffic (including PWC's) that will be created. There is already a relatively high level of boat activity on Lovesick Lake. Part of this is due to the transient boat traffic created by the presence of the Trent Severn Waterway. Most of this traffic proceeds along the Lakes main channel and is of relatively short duration. Boaters from lake residents however, have a greater impact on lake quality because of the total time resident boaters spent on the lake and the natural tendency of these boater to use and explore the full range of the Lakes footprint. For example, lake residents by their very nature have greater familiarity with their lakes hazards such as shoals, and therefore, can have a perhaps unintended predisposition to travel at higher speeds and create larger wakes and also greater noise, than non-resident boaters.

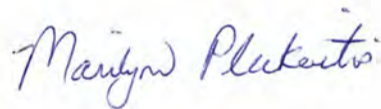
While some may consider 46 additional trailer sites as small, it is in fact quiet large when you consider the total number of lots that currently exist on Lovesick Lake. This substantial increase in residents on Lovesick Lake will most certainly have a material negative impact on our quality of life and on the local lake environment.

We respectfully request that the County of Peterborough and the Township of Selwyn reject this application to expand the Lovesick Lake Trailer Park. We also request that you add our names to the communication list of interested parties.

Sincerely,



Arunas Pleckaitis



Marilyn Pleckaitis

**Per Lundberg**

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**From:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Sent:** March 5, 2024 9:04 AM  
**To:** Resort Ardagh  
**Cc:** Per Lundberg  
**Subject:** Re: My concern over the trailer park expansion plan

Good Morning Robert,

Thank you for your comments. This email confirms that they have been received and by copy of this message I'm making the Township aware of your concerns as well. Your comments now form part of the public record and will be considered by staff and Council as this application moves through the process.

If you have any questions or additional comments to provide, please feel free to contact me.

Have a great day,

Keziah Holden, B.A.  
Senior Planner, Peterborough County

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**From:** Resort Ardagh [REDACTED]  
**Sent:** March 5, 2024 12:32 AM  
**To:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Subject:** My concern over the trailer park expansion plan

Dear Keziah Holden,  
My name is Robert Xia, owner of the Ardagh Cottage Resort on the north side of Lovesick Lake, and I am writing this email to express my concern over the Lovesick Lake Trailer Park expansion plan.

I want to emphasize the point that Lovesick Lake can not accommodate this plan given its small size. Implementing this plan will lead to overcapacity, crowding, and excessive pollution to our environment. For example, many of the trailer park users will go to the lake and islands, potentially causing excessive litter and fire risk.

As residents and business owners in the Lovesick Lake area, I wish for the preservation of its peaceful atmosphere and healthy environment. I talked about the trailer park expansion plan with our resort customers. Many expressed their concern as well. Both I and my resort customers believed the expansion plan would have a negative impact on the future of our cottage resort.

Thank you  
Robert Xia

**Per Lundberg**

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**From:** Ron Drake [REDACTED]  
**Sent:** March 24, 2024 3:46 PM  
**To:** kholden@ptbocounty.ca; chittick@selwyntownship.ca; Per Lundberg  
**Cc:** Betsy Drake  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

(Your name) :

(email) :

(AND cottage postal address) :

**Per Lundberg**

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**From:** Ronald BROWN [REDACTED]  
**Sent:** November 21, 2022 8:00 AM  
**To:** Per Lundberg  
**Subject:** Fwd: Files#150P-22011(OPA) And # C-14-20(ZBLA) To: Keziah Holden, Senior Planner

----- Forwarded message -----

**From:** Ronald BROWN [REDACTED]  
**Date:** Sun, Nov 20, 2022 at 6:11 PM  
**Subject:** RE:Files#150P-22011(OPA) And # C-14-20(ZBLA) To: Keziah Holden, Senior Planner  
**To:** <[Kholden@ptbocounty.ca](mailto:Kholden@ptbocounty.ca)>

I writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Earlier in November, Cathy Webb, the President of the Lovesick Lake Association, with the help of committee members for the Preservation of Lovesick Lake and Board Members, sent you a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns- Forest Hill Road is not up to code and adding more traffic will be unsafe.
2. Lake/Boating capacity Lovesick Lake—Lovesick Lake is one of smallest lake on the TSW and is already over capacity for boat traffic.
3. Project definition— the reasoning for it being an “expansion” verses a “new” trailer park is the illegal road that built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - only 30% of the area tested.
5. Project Creep - concern that this is really on only a small part of their full plans. This is a real worry since their original application was for 300 trailer sites!
6. Species at Risk - loss of habitat and protection for some threatened species.
7. Water Quality - Lovesick Lake already has high Total Phosphorus (TP)
8. Stormwater Management - concerns about run-off down the escarpment and erosion.
9. Wastewater Management - shallow soil depth and porous limestone in the area will require advanced treatment options to safeguard neighbouring wells and Lovesick Lake.
10. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noticed as a person of interest on applications so that I may be notified of any and all meetings and decisions made.

Regards, Ronald Brown





**Per Lundberg**

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**From:** [REDACTED]  
**Sent:** February 25, 2024 4:40 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Sherry Senis; [REDACTED]; Angela Chittick  
**Cc:** [REDACTED]  
**Subject:** Lovesick Lake Trailer Park Expansion

We wish to be notified of the public meeting of Selwyn Township review of Application LLTP 2024 File#150P-22011 File #C14-20.

We have concerns regarding the on-going pursuit of the expansion of Lovesick Lake Trailer Park which we see as Project Splitting/Creep Development.

We also want to state we are in total agreement with Dian Bogie's ( Committee for the Preservation of Lovesick Lake and Treasurer of the Lovesick Lake Association) letter sent in dated February 10,2024 that Lovesick Lake should be declared an over-capacity lake.

Another major concern is the use of Forest Hill Rd for the entrance/exit for LL trailer park. Forest Hill Rd has poor conditions, few shoulders, and is very narrow . The entrance to the trailer park would create a 4 way access in the worst possible place. The entrance to the park is just below a steep hill and opposite the trailer park entrance are 2 other blind spots: one being the poor visibility coming out of Spring Lane Road used by 27 cottages and the second being the entrance /exit to Forest Hill Lodge with many seasonal guests.

Please look carefully at the previous letters submitted and the surveys done on Forest Hill Rd. Take a drive to see for yourself this is not the place or the road to put an entrance to a trailer park.

Sincerely Rose and Larry Macrae

**Per Lundberg**

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**From:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Sent:** October 17, 2022 2:08 PM  
**To:** Per Lundberg  
**Subject:** FW: File #15OP-22011 Lovesick Lake Trailer Park

Passing on for your files – will twp public works be providing any comment on this application in future?

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**From:** Jessica Ross [REDACTED]  
**Sent:** Monday, October 17, 2022 2:05 PM  
**To:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Cc:** Jeff Ross [REDACTED]  
**Subject:** File #15OP-22011 Lovesick Lake Trailer Park

Hello Keziah,

We are writing to you in regards to **File #15OP-22011**, the expansion of Lovesick Lake Trailer Park. We along with many residents who utilize Forest Hill Road and enjoy our time on Lovesick Lake have many concerns with this proposal. We wish to express them to you in this email and we trust they will be taken into consideration throughout this process.

We currently utilize Forest Hill Road to access our property. At the present it is a quiet road with many bumps, hills and a blind turn prior to entering Spring Lane. The road is quite narrow at points and requires one car to pull over to let another pass in the opposite direction. This road cannot handle any more traffic. Especially for 46 new residents. With that being said, it saddens me to see this road changed to handle more. The residents on this road currently enjoy a quieter lifestyle, not to mention the wildlife that call this area home. Increased traffic on this road is not possible, nor is it safe.

An increase in residents on Lovesick Lake will also result in changes to the local landscape and the lake itself. Lovesick Lake is a small, quieter lake with a smaller capacity for boater traffic. There is no additional room for increased boater traffic, and if there was an increase in boater traffic on our small lake, it will ultimately result in a less enjoyable experience for existing residents.

Any additional trailers on Lovesick Lake is also a major concern for the environment. We have several environmental concerns with this proposal:

- damage to the local water table and concerns about the quality of potable water
- storm water runoff and control
- sewage and septic management from additional residences
- erosion from the limestone escarpment
- concern for environmentally and protected lands
- concern for threatened species that call this area home
- loss of the current tree canopy

In light of global warming concerns, the above issues should not be taken lightly.

The safety concerns, traffic concerns and environmental concerns listed about are all evidence that the expansion of Lovesick Lake Trailer Park is a concern and should not be approved.

We believe we speak on behalf of many members of Lovesick Lake when we state that the expansion of the trailer park is not supported. Expanding the trailer park would be an incredibly unwise and unnecessary decision. Please take our comments as well as the many others that you will receive into consideration when making decisions on this proposal.

Thank you for your time,  
Jeff and Jessica Ross

**Per Lundberg**

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**From:** Jessica Ross [REDACTED]  
**Sent:** October 17, 2022 2:11 PM  
**To:** Per Lundberg  
**Cc:** Jeff Ross  
**Subject:** File #C-14-20 Lovesick Lake Trailer Park Expansion

Hello Per,

We are writing to you in regards to **File #C-14-20** , the expansion of Lovesick Lake Trailer Park. We along with many residents who utilize Forest Hill Road and enjoy our time on Lovesick Lake have many concerns with this proposal. We wish to express them to you in this email and we trust they will be taken into consideration throughout this process.

We currently utilize Forest Hill Road to access our property. At the present it is a quiet road with many bumps, hills and a blind turn prior to entering Spring Lane. The road is quite narrow at points and requires one car to pull over to let another pass in the opposite direction. This road cannot handle any more traffic. Especially for 46 new residents. With that being said, it saddens me to see this road changed to handle more. The residents on this road currently enjoy a quieter lifestyle, not to mention the wildlife that call this area home. Increased traffic on this road is not possible, nor is it safe.

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The safety concerns, traffic concerns and environmental concerns listed about are all evidence that the expansion of Lovesick Lake Trailer Park is a concern and should not be approved.

We believe we speak on behalf of many members of Lovesick Lake when we state that the expansion of the trailer park is not supported. Expanding the trailer park would be an incredibly unwise and unnecessary decision. Please take our comments as well as the many others that you will receive into consideration when making decisions on this proposal.

**Please add my email address, [REDACTED], to the list of persons to be notified of any and all meetings regarding the applications for File #15OP-22011 and C-14-20 and I would like to reserve the right to appeal any decisions made by Peterborough County and Selwyn Township.**

Thank you for your time,



**Per Lundberg**

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**From:** Ryan Gledhill [REDACTED]  
**Sent:** March 25, 2024 10:48 AM  
**To:** Per Lundberg; Angela Chittick; kholden@ptbocounty.ca  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

D. Ryan Gledhill  
[REDACTED]

Karin Schwind-Renaud & Rick Renaud  
[REDACTED]  
[REDACTED]

November 21, 2022

**To: Keziah Holden, Senior Planner, Peterborough County  
Per Lundberg, Planner, Selwyn Township**

**RE: Files # 15OP-22011 (OPA)  
And # C-14-20 (ZBLA)  
For Proposed Expansion of Lovesick Lake Trailer Park by 46 new trailer sites**

We are writing to you because we have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have our comments registered on file.

Earlier in November, Cathy Webb, the President of the Lovesick Lake Association, with the help of committee members for the Preservation of Lovesick Lake and Board Members, sent you both a letter outlining numerous concerns with regard to this development. We would like to express our complete support for this letter and reiterate those concerns here:

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6. Species at Risk - loss of habitat and protection for some threatened species
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9. Wastewater Management - shallow soil depth and porous limestone in the area will require advanced treatment options to safeguard neighbouring wells and Lovesick Lake.
10. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer we be noted as persons of interest on these Applications so that we may be notified of any and all meetings and decisions made.

Regards,

Karin Schwind-Renaud & Rick Renaud  
[REDACTED]

Mailing address: [REDACTED]

**Per Lundberg**

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**From:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Sent:** March 26, 2024 9:57 AM  
**To:** [REDACTED]; Per Lundberg  
**Subject:** FW: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

Received just now.

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**From:** Sheila Gallagher [REDACTED]  
**Sent:** Tuesday, March 26, 2024 9:55 AM  
**To:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.



In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Sheila Gallagher

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Per Lundberg**

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**From:** Shonda Pierce [REDACTED]  
**Sent:** March 24, 2024 12:40 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
3. Project definition - the reasoning for it being an "expansion" vs a "new" trailer park is the road they built without a permit to join the existing trailer park and the top of the escarpment.
4. Archaeological Assessment - Lovesick Lake has a long, rich and varied cultural history and the subject lands are within Williams Treaty Territory and the proponents have a duty to consult First Nations groups in the community.
5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Shonda Pierce and Michael Partridge

[REDACTED]



Sent from my iPhone



The development would subject the limestone escarpment – a sensitive natural area – to increased storm water runoff and erosion. Unless very carefully managed, runoff could increase nutrients and pathogens in the lake water (as above), as well as sedimentation, damaging fish spawning habitat and potentially reducing fish populations in the lake and downstream.

The project proponents have already damaged the steep and fragile slope of the escarpment by building a road up this significant regulated natural feature without municipal approval.

As referenced in the LLA letter, the subject property was identified in the EIS as containing at least two Species at Risk. Further studies are needed to ensure that all Species at Risk are identified; and appropriate measures need to be taken to ensure that their habitat is not impacted.

Another major downstream concern is an almost certain increase in boat traffic in the Burleigh Channel and in the Kawartha Park area, where future trailer park occupants can be expected to launch their boats, as well as through the TSW locks and other parts of Stoney and Clear Lakes.

Very high recorded ‘boat counts’ in the Burleigh Channel were presented to the OMB hearing into the proposed Burleigh Bay (Fraser) Development in 2016. *[Ref. Presentation by channel residents Reid Brownscombe and Patricia Bourne, Sept. 26, 2016, and cited in the OMB decision, Oct 6, 2017, p. 46]*. Local residents report that boat traffic has continued to increase since then, except during some periods of the pandemic.

More boats mean more wakes and shoreline erosion, more safety issues for swimmers and paddlers, more noise, and further loss of enjoyment for waterfront owners in high boat traffic areas.

Finally, we support the LLA’s position that the proposed 46 new trailer sites constitute a **new** development, not an expansion of the existing Strickers Resort, which was formerly a resort with cabins, not a trailer park. The proposed trailer sites are on a separate parcel of land and require a separate road entrance (with its own set of vehicle traffic and safety concerns).

The fact that the proponents constructed an unapproved road up the escarpment to link the two properties should not qualify this new development as an ‘expansion’. Like the LLA, we are greatly concerned that the proponents intend to continue to develop many more additional trailer sites through this kind of project splitting or ‘creep’ until they complete their original plan of 300 new sites.

It is our understanding that the proponent’s 2017 application to develop new trailer sites on this property was deemed by Selwyn Township to be a **new** trailer park and was turned down, for this and other reasons.

In light of these current concerns and the history of this project, we urge the County and Township to carefully consider all the points raised above and in the November 2 letter from the LLA; and not to approve the proponents' Application for Official Plan Amendment or their Application for Zoning Bylaw Amendment.

Please note that we are requesting notification of all significant steps in the consideration of these applications, including receipt of peer reviews of project studies, application for land severance, and any County and/or Township Council meeting agenda items regarding this matter. Please send notifications to Lois Wallace at [REDACTED]

Thank you for your attention.

Lois Wallace  
Executive Member, Environment Council for Clear, Stoney and White Lakes

CC via email:

Cathy Webb, President, Lovesick Lake Association [REDACTED]  
Anne Ambler, Committee for the Preservation of Lovesick Lake [REDACTED]  
Kari Stevenson, Clerk, County of Peterborough [REDACTED]  
Angela Chittick, Clerk, Township of Selwyn (achittick@selwyntownship.ca)  
Roslyn Moore, Chair, Environment Council for Clear, Stoney and White Lakes  
[REDACTED]

**Per Lundberg**

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**From:** Ann Ambler [REDACTED]  
**Sent:** November 8, 2022 2:30 PM  
**To:** Per Lundberg; Keziah Holden  
**Subject:** Lovesick Lake Trailer Park- " The Road"

Good Afternoon Per and Keziah

A couple of days ago I sent you a letter with my comments and information about the Lovesick Lake Trailer Park expansion Plan.

I did mention the "Road" the Purves brothers had carved up the escarpment and how disturbing the startling damage done to the escapement without an unlikely permit granted. What this has done is now joined two properties together so the LLTP is now one entity and the 200 acres plus on the escarpment is no longer deemed a " new" trailer park. This video has been on their several websites for several years and is now on Tube.

If you wish you can view it below . I did intend to send it with my letter.

<https://youtu.be/vnrT4AWe0Aw>

Ann Ambler  
Member Committee for the Preservation of Lovesick Lake





Applicant can demonstrate that no further harm will occur to the shorelines and the water quality of our lakes.

With best regards,

Jocelyn Wyatt  
President, USLA

Linda Mathies, Environment Director, USLA



**Per Lundberg**

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**From:** G WARD STRICKLAND [REDACTED]  
**Sent:** March 24, 2024 11:57 AM  
**To:** kholden@ptbocounty.ca; Per Lundberg; achiittick@selwintownship.ca  
**Cc:** ASLC Communications  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

To whom it may concern:

I am writing to you because I have serious concerns regarding the proposed Lovesick Lake Trailer Park expansion development and wish to have my comments registered on file.

Recently, Chad Tranter, President of the Association of Ston(e)y Lake Cottagers, sent you both a letter outlining numerous concerns with regard to this development. I would like to express my complete support for this letter and reiterate those concerns here:

1. Increased Traffic and Road Safety concerns - Forest Hill Road is not up to code for an R200 road and adding more traffic will be unsafe.
2. Lake / Boating capacity for Lovesick Lake - Lovesick is one of the smallest lakes on the TSW and is already over capacity.
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6. Wastewater and Stormwater Management- concerns about run-off down the escarpment and erosion due to shallow soil depth and porous limestone in the area and negative impact on neighbouring wells and Lovesick Lake.
7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.
8. As a property owner directly downstream from this proposed development I am extremely concerned about how the quality of our Trent waterway and adjoining properties will be severely degraded.

In addition, I request that as a taxpayer in Selwyn Township, I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Sincerely,

Ward Strickland

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

February 25, 2024

Dear Keziah Holden – Senior Planner, Peterborough County  
Dear Per Lundberg – Planner, Selwyn Township  
Dear Robert Kelly – Manager of Building and Planning, Selwyn Township  
RE: Files# 15OP-22011 (OPA) and C-14-20 (ZBLA)

We are writing this letter in order to outline our continuing grave and valid concerns about the proposed expansion of the Lovesick Lake Trailer Park (LLTP).

Considering the extremely small size and the ecological sensitivity of Lovesick Lake and other tangible and monumental environmental attributes of the surrounding and codependent areas; we strongly recommend that this proposed project (“the Plan”) carefully consider all objective and subjective matters that can and will impact the entire area’s natural heritage, sensitive wetland features, the lake’s ecosystem and the emotional, as well as the economical values for both existing and our future generations of users.

We understand the Plan is currently undergoing the Peer Review process to analyze the various documents and reports submitted by the Applicant. We acknowledge that many reports and studies have been updated since the original application; however, we still have many outstanding concerns which are outlined here in this letter. I respectfully request to be advised of the findings and recommendations of the peer review when it is completed, and to be notified of any and all meetings and decisions with regards to this and all related applications.

Our concerns are as follows:

**1. Increased Traffic and Road Safety on Forest Hill Road:**

Access to the proposed trailer park expansion site is being planned via Forest Hill Road - a very narrow township gravel road which currently provides access via Spring Lane to roughly 30 cottages and homes along the south shore of Lovesick Lake. The addition of 38-40 new trailer sites will more than double the number of road users and give rise to a corresponding increase in the amount of safety concerns. The current traffic level on Forest Hill Road puts the classification at R200 which requires a minimum 5.5m width with 0.5m shoulder. The current road width ranges from 4.6 to 5m with virtually no shoulder. There are some stretches of the road with sharp curves and limited visibility as well as a large boulder hazard right beside the road. Continuous over use adds not only to safety issues and congestion but it also is a major contributor to erosion, pollution and reduced quiet enjoyment for those already settled within the limitations originally and mutually agreed upon. Not to forget the ruination of indigenous species and their habit.

As noted in the original road study submitted by Michael Lang, Manager, Transportation Engineering at DM Wills Associates, “Forest Hill Road *is just below tolerable* for a R100 road... More importantly, as per Subsection 3.2.5.6, sentence (1) of the Building Code, as a fire access route, the road’s clear width shall not be less than 6.0m.” The current condition of the road is marginal at best to support the current volume of traffic and fails to meet safety standards for emergency fire access. Increasing traffic will result in more conflicts between vehicles travelling in opposite directions as well as interactions with additional construction and service vehicles accessing the trailer park creating unsafe and possibly life threatening situations. There should be no consideration given to the expansion of the trailer park without upgrading Forest Hill Road to comply with R200 standards - several recommendations are outlined in Michael Lang’s report.

**2. Lake Capacity:**

Lovesick Lake, in fact, is among the smallest of lakes in the Trent Severn Waterway system with many natural hazards and shallow areas that reduce the usable area for marine (trans)port. A mere 44% of the total surface area is safely navigable for motorized watercraft and as such reduces safe swimming areas when trying to avoid such vehicles. Water-based recreational activities are heavily promoted by the trailer park and it is undeniable that the addition of any new trailer sites will put further pressure on the already maximized threshold of Lovesick Lake. The Water Recreation and Shoreline Land Use Study for Lovesick

Lake by Geomatics commissioned by the TSW (published Oct 1991), determined that the lake was already at capacity in 1991 using the lake capacity model from Michalski et al (1990). Recommendation #23 in the study states that "Further development on Lovesick Lake should be discouraged unless it can be shown that such development will not significantly increase the existing boat use on the lake". The addition of 38-40 or more new sites represents a significant increase in boating traffic. Furthermore, during the Pre-Consultation period, Otonabee Regional Conservation Authority (ORCA) has, at least twice, requested a Lake Capacity Assessment for Lovesick Lake. We as valuable stakeholders respectfully request that our representatives within the County of Peterborough and the Township of Selwyn embrace their fiduciary duties by commissioning and ensuring completion of this arms-length assessment, make the objective data a matter of public record and the concluding results taken into consideration prior to any approval for the current and future applications. If it is not possible for the assessment to be done in a timely manner then we respectfully request the Township to immediately pass an Interim Control By-Law (ICBL) until this essential information gathering process can be completed.

### **3. Project Definition:**

In the previous application for park expansion (2016-17), it was identified in the peer review that subject property had no linkage to the existing park because it was separated by a steep slope (escarpment) of approximately 25 meters. This escarpment is a regulated feature under Ontario Regulation 167/06. In an attempt to circumvent this encumbrance, the applicant has constructed an *illegal roadway* up the escarpment without legally required permits in order to circumvent due process and thereby justify the project as an expansion. While it is impossible to undo the damage already done to this significant natural feature, it is our belief that this unpermitted access way should be removed, the environment restored to its natural habitat and the instigators be fined appropriately. This flagrant disregard to the process which we all must abide by should be sanctioned and should never be endorsed to support the unilateral justification of the subject property as an expansion. It is obvious to all of the citizenry that the proposed trailer site should be considered as "new" and therefore not allowed as per the Official Plan. There should never be a two-tier standard for your constituents and taxpayer stakeholders.

### **4. Archaeological Assessment/ Duty to Consult First Nations:**

Caughwawkuonykawk (Lovesick) Lake has a long, rich and varied cultural history that needs to be surveyed, assessed and appropriately protected. The subject lands are located within the Traditional Territory of the Curve Lake First Nation and are incorporated within the Williams Treaties Territory. It is particularly noted for its Indigenous cultural heritage in and around the area. For example, the lake contains the oldest Native fishing weirs found so far in North America. Increased boat traffic will undoubtedly have an impact on these historically significant artifacts. While we acknowledge that further investigation was completed by a second agency we remain concerned that there has not been adequate consultation with the local Indigenous populations - Curve Lake First Nation, Hiawatha FN, Alderville FN and the Kawartha Nishnawbe FN of Burleigh Falls. We do not speak for them; we speak with them and parallel their concerns.

### **5. Project Creep:**

The Applicant has a track record of engaging in activities without first obtaining the required permits (road up the escarpment, beach alterations, dock installations). Such activities can have potentially detrimental effects to native flora and fauna. We have been good and fair neighbours for so long but this has not been reciprocated in any way, shape or form. It has been the complete opposite by the applicants and now we are justifiably concerned that this dangerous application for 38-40 new trailer sites is being used to "pave the way" for the proponent's long-term plans to disregard the purpose behind environmental protections and greedily add another 300+ sites later. Given past practice it is undeniable that we are extremely alarmed that the park will explode in capacity far beyond the initial mandated target by engaging in illegal Project Splitting, if this pivotal first phase of expansion is approved. If you do not act responsibly and prudently now we predict the irrevocable loss of the natural beauty, historical significance, habitat and species attributed to Lovesick Lake, and which has been protected for so long by the Trent Waterway System Authorities.

#### **6. Species At Risk:**

The subject land is located in an area which is potentially home to several Species at Risk. The EIS identified 3 Butternut trees on the property. Additionally, the Wood Thrush (listed as Species of Concern in Ontario) was found to be present in the proximity of the site. While the EIS did not identify any additional Species at Risk, it is known that the Eastern Whip-poor-will (identified as threatened under the Species at Risk Act) is found in the area from reports of local cottagers. The 3 brief (5 minute) surveys conducted during the EIS study are insufficient to confirm or deny the presence of this elusive nocturnal bird. More detailed studies should be conducted to ensure there is no impact from the proposed development on the nesting habitat of this threatened species. The majority of the site has been identified by the MNRF as a deer yard / deer wintering area and as such many other wildlife in this tenuous ecosystem. Any significant development in the area will no doubt have a negative impact on the deer's utilization of this site, compromising their survival and the survival of many other species. This too impacts the Charter protected legitimate hunting quality of our indigenous communities.

#### **7. Water Quality:**

Lovesick Lake is the amongst the smallest lakes on the Trent Severn Waterway (TSW). That will never change! It has a shallow mean depth, a small watershed, only one major inflow source, and is conclusively a prime candidate for eutrophication. This valuable water resource also has the highest Total Phosphorus (TP) concentrations in the Kawartha Lakes continuum. Occasionally, as subjective testing has shown, the TP concentrations in Lovesick Lake even exceed the Provincial guideline of 20ug/L. It goes without saying that there are various contributors to these unacceptable results but without a doubt it stands to reason that if we already have such readings with the current number of inhabitants then the levels of TP are bound to increase as population using the lake increases. Development is a known contributor to TP loadings. Lake Management plans and assessments prepared for Lake Scugog and Pigeon Lake show that urban developmental areas contribute a disproportionate amount of TP loadings. In the Comment / Response Matrix, Jon K Orpana - Environment Planner and Environmental Assessment Coordinator notes that Lovesick Lake is identified as a Policy 2 Waterbody. "Water quality which does not meet the Provincial Water Quality Objectives shall not be degraded further and all practical measures shall be taken to upgrade the water quality to meet the Objectives." Logically speaking motorized water craft are polluters of both air and water. More is not better; especially when objective data clearly demonstrates we are already at the maximum threshold. We are only championing the professional recommendations of experts and pleading that the legislations set to protect and sustain our environment are upheld and enforced.

#### **8. Storm-water Management:**

Storm water runoff is a serious concern, especially to adjacent properties, due to the shallow soil depth and the porosity of the limestone escarpment. There appear to be no storm water quality or quantity controls for all of the proposed trailer sites north of the access road. While there is a "vegetated ditch" to control runoff from the access road, all of the storm water runoff from the trailer pads containing nutrients and pathogens from waste, suspended solids and other contaminants will be directed down the escarpment and towards adjacent properties and eventually the lake. There are several references in the Comment /Response Matrix to "detailed design drawings will be prepared as part of the Detailed Design submission at Site Plan Approval stage of the Project". It is noted that the Proponents "need to provide a Grading and Erosion Sediment Control Plan".

#### **9. Wastewater Management:**

We acknowledge that the Environmental Compliance Approval (ECA) has already been received by the Proponents (June 28, 2023) and that the new septic system in the plan is designed to reduce phosphorus. We challenge the reliability of said system in this particular environment and have asked for results from actual installations sites located in locations that are identical geographically to the proposed escarpment location. Long term studies are not provided for review and this alone should alert you, our stewards, to not act in haste nor without due diligence. Timeless and irreversible damage can be a disastrous result if we succumb to pressure and haste.

While such advanced systems are purported to outperform traditional septic systems, they are more complex and prone to failure if not properly installed, managed and maintained. Since the sewage works

would be located within 300m of Lovesick Lake, any degradation of the system can result in leakage of nitrates, phosphorous, and other pathogens into the ground water and ultimately to Lovesick Lake, which as you are aware is the main source of drinking water for residents and their life-giving water needs to be protected. The effluent plume and drainage from the proposed system needs to be adequately defined to ensure there are no negative effects on adjacent wells and on the lake and its users, human or otherwise.

**10. Pollution - Air, Noise and Light:**

Concerns have been voiced about air and noise pollution from additional vehicles and fire pits at the site of the planned expansion. Who polices this economic power centre once established? It has already been established that following the rules is not done by the applicant. Light pollution on neighbouring properties may not be considered as tangible or deleterious to others however quality of life and enjoying quiet and the night sky is priceless. Such variables are invaluable and are actually considered when bureaucracies invoke legislation that limits development of land and sea. You are entrusted to do the same not only for ourselves but for the generations to come.

**Summary:**

We have outlined our valid concerns that we have about the impact of the proposal to expand the Lovesick Lake Trailer Park. We urge both the County of Peterborough and Selwyn Township to consider all of these elements prior to making any decisions in the matter. The objective data speaks for itself however, objectively speaking we care deeply about saving the integrity of such beautiful resource now and for generations to come. Thoughtfully and respectfully we ask you to align with us, be our vanguard our voice and if not you? Who? Who else will be the just defender of what is right? Please thoroughly consider our plea and so to request to be notified of any and all meetings and decisions regarding these applications and reserve our right to appeal.

Regards,  
Wayne and Caroline Barlett

[Sent from Yahoo Mail for iPad](#)

**Per Lundberg**

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**From:** WENDY BROWN [REDACTED]  
**Sent:** March 26, 2024 4:12 PM  
**To:** kholden@ptbocounty.ca; Per Lundberg; Angela Chittick  
**Subject:** RE: Files # 15OP-22011 (OPA) And # C-14-20 (ZBLA) For Proposed Expansion of Lovesick Lake Trailer Park

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- W5. Water Quality - Lovesick Lake already has high Total Phosphorus (TP) and is under threat of eutrophication, becoming a dead lake. This will have an enormous negative impact on the fish and wildlife that rely on this habitat.
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7. Pollution - Air, Noise and Light pollution will further degrade the area and reduce the desirability and value of adjacent properties.

In addition, I request that as a taxpayer I be noted as a person of interest on these Applications so that I may be notified of any and all meetings and decisions made and reserve my right to appeal.

Regards,

Wendy Brown  
[REDACTED]



## Application for Trailor Park Access from Forest Hill Road

Dear Keziah Holden

My name is Susan Weston and my husband Gary and I have owned a cottage at [REDACTED] since 1983. We have also had trailers and camped at the lake since the 60's We access our cottage using Forest Hill Road. I have some concerns with the application from the trailer park in 2 specific areas: road access and boats.

Forest Hill Road is maintained by the Township of Selwyn. It is a low maintained single lane road. Over the last 40 years the volume of traffic using that road has increased. The road is maintained, but has had little change over the last 40 years. Over the years the speed of the cars using this road has increased, and drivers are not as courteous as they used to be.

Now, 46 additional trailer sites will more than double the volume of traffic especially at the Forest Hill Spring Lane intersection, which is a blind corner. There have been car accidents at that corner. One of the reasons for the original application bring rejected was that the road needed to be improved and that the cost of this improvement should be the borne by the Trailer Park. I believe that the original decision as to the improvement to Forest Hill Road be upheld in view of this latest application.

My second concern is with boats. I presume that if you have a trailer, you will also want to use a boat. Our lake is very small and it is full. We already have issues with the number of boats from the trailer park – speed, number of boats, pwc's, loud music, bad language etc. What will the impact of another 46 boats be? Where will these boats be moored? How will the trailers on the escarpment access their boats? These are all questions that need to be answered before this application can move forward.

I would finally ask that you visit Forest Hill Road to see where the entrance will be to see how difficult that blind spot will make access onto the new addition and how dangerous it is.

I would like to be informed of all decisions, applications etc. in reference to the additional lots being added to the Lovesick Lake Trailer Park.

Cheers

Susan Weston

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Selwyn Planning Department**

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**From:** Angela Chittick  
**Sent:** March 6, 2024 4:07 PM  
**To:** Bill Langley  
**Cc:** KHolden@ptbocounty.ca; Selwyn Planning Department; Per Lundberg  
**Subject:** RE: Lovesick trailer park expansion

Mr. Langley

Thank you for your comments. These will be added to the file to be considered in the approval process for the LLTP applications. I have copied the Township's Planning department to note your request to receive notice of the public meeting when it is scheduled.

Best regards,

Angela

**Angela Chittick**

Manager of Community & Corporate Services /Clerk  
Township of Selwyn  
P.O. Box 270  
Bridgenorth, ON K0L 1H0  
t: 705.292.9507 ext.221  
f: 705.292.8964  
[www.selwyntownship.ca](http://www.selwyntownship.ca)

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**From:** Bill Langley [REDACTED]  
**Sent:** Wednesday, March 6, 2024 3:27 PM  
**To:** Angela Chittick <achittick@selwyntownship.ca>  
**Subject:** Fw: Lovesick trailer park expansion

Attention Angela Chittick

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**From:** Bill Langley [REDACTED]  
**Sent:** Wednesday, March 6, 2024 3:15 PM  
**To:** [kholden@peterboroughplanning.ca](mailto:kholden@peterboroughplanning.ca) <[kholden@peterboroughplanning.ca](mailto:kholden@peterboroughplanning.ca)>  
**Cc:** Bill Langley [REDACTED]  
**Subject:** Lovesick trailer park expansion

Attention Angela Chittick and  
Attention Keziah Holden planners in charge of Purvis Application for trailer park expansion.

We are residents at [REDACTED]. We oppose the proposed expansion of the Lovesick trailer park.

We have read and gone over the objections to this expansion and the impact this would have on the Lake.

We fully endorse this information presented by the Lovesick cottage association and their objection to such an expansion.

We would like to be informed of any meetings regarding this issue.

Forest Hill Rd. is not suitable for expansion and would be unsafe for the additional use that this increased use would create.

Lovesick is already assessed at being above capacity for boating.

There are too many multiple negative impacts to the lake and surrounding wetlands to allow such a development to take place.

We feel that this type of "housing" does not fit into the Ontario governments mandate for affordable housing!

respectfully submitted

William Langley and Eva Langley.

