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The Lake Rosalind Property Owners Association Board of Directors met on April 15<sup>th</sup>, 2019 to review the proposed Bruce County Official Plan Amendment File Number BCOPA 236-18.34 and Municipality of Brockton Zoning By-Law Amendment File Number Z-50-18.34

President Pat Mulhern noted that the purpose of the Official Plan Amendment and Zoning By-law Amendment is to facilitate the severance of a parcel of land where the owner is proposing to construct a new residence on the severed parcel and a residence on the retained lands. To implement the Official Plan Amendment, the related Zoning amendment would rezone a portion of the subject lands from Environmental Protection Special (EP-10) to Inland Lake Residential Special (LR-x) to facilitate the proposed construction of a dwelling on each parcel.

A lengthy discussion ensued noting the following concerns:

- 1) A recent report (Lake Rosalind Water Supply and Condition Update Report) noted that the well serving residents on Road 4 is at or near capacity and further hook ups would challenge the well capacity. In times of drought (such as 2017) water must be “delivered/hailed” to the well in order to maintain the current capacity. In cases of drought, water restrictions were/are applied. There have also been concerns over well quality. Not all current residents on Road 4 are connected to the well and would need to be able to connect as current landowners if they wished to do so in the future. It would not be acceptable to restrict current landowners from connecting to the well in order to accommodate new builds. Veolia should be required to put their approval of the additional hook up for this property in writing to confirm proper availability.
- 2) The French Report discusses the concern that the population density on Lake Rosalind is greatly over extended. The suggestion in the report is to minimize any further building. Also noted in this report is the need for any new lots to adhere to 1 hectare in size. The correct zone by-law which requires 1 hectare for each new building lot should serve to preserve the existing population density and possibly reduce the density issue over time. The proposed property is not in alignment with these recommendations.

- 3) There is deep concern with the removal of the tree canopy that currently exists on the property. Over the past years, the residents of Lake Rosalind have worked diligently to enhance the quality of the lake. The Lake Rosalind/Marl Lake Joint Water Quality Committee was created to review any situation that may have a possibility of decreasing water quality. The removal of a substantial tree canopy as well as additional residential builds will further stress an already suffering lake.
- 4) There is currently a creek running through the property with environmental factors that naturally prohibit flow to the lake. Any environmental disturbance to this property could detrimentally affect the delicate balance needed for lake quality.
- 5) It is the understanding of the Board of Directors that fill has been added to this parcel of land in the past. This is evidenced by the contours which do not appear to be natural. The Board of Directors questions whether clean fill was added or was this property an old **unregistered** landfill site that has been covered? The concern is the serious repercussions on the surrounding environment.
- 6) The Lake Rosalind Property Owners Association Board of Directors is very concerned with the precedence that approval may offer as there would now be little validity to restrict other property owners from engaging in similar requests. We are aware of at least 6 other building lots on the lake. In more simple terms....when does it end?

Following a detailed discussion, a vote was taken and accepted to offer approval to the Lake Rosalind Property Owners Board of Directors to put their concerns in writing noting that there is no support for either amendment.

The hope from the Lake Rosalind Property Owners Association Board of Directors is that the requests for both amendments will be denied.