



August 31, 2016

Patricia Martin B.E.S., M.C.I.P., R.P.P.  
Director of Planning and Development  
Municipality of Dysart et al  
P.O. Box 389  
Haliburton, Ontario  
K0M 1S0

**Re: KLCOA Comments on Dysart et al Draft OP (June 27, 2016 revision)**

Dear Ms. Martin,

Please accept this letter as input to the Dysart et al Official Plan 5 year review and update. The KLCOA commends the Municipality on the draft Official Plan as being thorough, well-written and providing a framework for addressing the key issues within the responsibility of the municipality.

In July 2015, the KLCOA made a presentation to Council for the OP Review kick-off and provided the following suggestions for inclusion in the OP revision:

- Establishing and implementing a Septic Program in the Municipality
  - The OP should include direction for Septic Management in the Municipality
  - Guidelines or Bylaws for Dumping of Septic waste in the Municipality
- Review Haliburton County Shoreline Tree Protection for the Dysart Official Plan Review to establish whether Dysart should strengthen existing by-laws
- Enhanced review process for maintaining “Traditional Rights of Way” when developments, severances or variances are submitted to Dysart et al.

The KLCOA is pleased to see that the proposed Dysart et al OP revision has addressed most of these recommendations. We wish to provide some additional comments to support the final revision of the OP.

**Basis and Objectives** – The draft Official Plan notes that there is a significant increase in the permanent population in the seniors age group, including at the lake shorelines. This is giving rise to the development of new communities beyond the Hamlets identified in the OP, with increasing needs such as waste disposal locally and quality roads year-round. At the same time, access to various communications technologies (such as high-speed internet) will likely reduce the dependence of those in the waterfront communities on Haliburton Village for provision of most of their needs while

facilitating further economic development outside of the Haliburton Village Policy Area and the Hamlets. We encourage Dysart et al to work with Haliburton County and other levels of government to understand how these trends will change economic patterns and expectations for a more distributed model of government service delivery and to strategize how best to meet these needs. In addition, in promoting “Liveable Settlements” (OPA 2, 2-8, 3), we encourage Dysart to reach out to technology providers to enhance widespread access to advanced technology consistent with zoning by-laws, Dysart policy and Lake Plans where applicable. We welcome the direction on “Community Hubs” (Section 3.4.5) but ask Dysart to consider where these might be expanded beyond existing municipal or school board facilities, including using public-private partnerships or other innovative approaches.

**Roads** – The KLCOA welcomes the continued focus of Dysart in encouraging “the development and integration of a road network that ensures safe, convenient and efficient movement of people and goods” recognizing that this is one of the most important services that the municipality provides to all users (permanent residents, seasonal users and visitors) of the lakefront areas. We would like the OP to state that municipal roads should be built and maintained “consistent with provincial standards based on periodic traffic studies”

**Solid Waste Recycling & Disposal** – There is no reference in the Official Plan to the framework for solid waste recycling and disposal (other than the note in Section 3.6 that no solid waste collection service is provided), yet this is one of the most important services provided by the municipality. Accordingly, the KLCOA asks that the Official Plan include reference to the continued provision of environmentally-responsible solid waste recycling and disposal facilities in reasonable proximity to lakefront communities such as Kennisis.

**Lake Capacity** – We were pleased to see the inclusion of the Lake Capacity guidance included in the OP Draft. We recommend that the Dysart OP continues to embrace the principles regarding Lakes at Capacity and that Council strictly adheres to the capacity limits when making planning and variance decisions.

**Recognition of Wetland Areas** – The Draft OP recognizes the importance of wetlands and includes restrictions on development of recognized wetland areas. We applaud the Municipality for this focus on protecting wetland areas and encourage Council to follow the OP direction for all planning decisions regarding wetland areas.

**Shoreline Tree and Vegetation Protection** – The Draft OP has nicely embraced the County Tree Preservation By-law by referencing the bylaw in a number of areas throughout the document. We support this approach in the OP. The KLCOA would still like to see the stronger protection of shoreline regions by including policies and bylaws restricting the removal of shoreline vegetation including trees, shrubs and other native shoreline plants.

We recommend that the County and Municipality monitor adherence to the Tree Preservation Bylaw and consider strengthening the bylaw as outlined above.

The KLCOA also welcomes the statement in Section 5.1.2. that the “water setback” will be strictly adhered to.

**Septic Systems**– Section 4.10 includes direction to work with the County and neighbouring municipalities to develop and implement a "quality assurance programme" for private waste disposal

systems. This focus on maintaining healthy septic systems is a step in the right direction and should be pursued immediately with specific plans that include mandatory septic system inspections and remediation orders where required.

Given the importance of septic systems to ensuring good lake health, we encourage the municipality to also include reference in the OP to having a strong policy for new septic system installations, particularly on waterfront properties.

The OP is silent on septic waste disposal by septic system pumping contractors. We would like to see some specific direction from the Municipality regarding control to the extent possible for licensing or permits for disposal of pumped septic waste with the objective of minimizing potential contamination of lakes, rivers or other water sources

**Traditional Rights of Way** – We were pleased to see the recognition of traditional and historical portages, rights of way and unopened road allowances and their protection in the OP. We would however, like to encourage the Municipality to consider restoring protection of traditional rights of way that have been lost due to development decisions.

**Secondary Dwelling Permitting** - The proposed changes to the secondary dwelling permitting with restrictions on secondary dwellings on waterfront are positive steps. We recommend that the OP and municipal bylaws maintain strong restrictions (complete prohibition) of secondary dwellings for waterfront properties.

Thank you for the opportunity to participate in the review process and congratulations on completing an excellent update to the Dysart et al OP. Should you have any questions regarding our comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jim Prince". The signature is fluid and cursive, with the first name "Jim" being larger and more prominent than the last name "Prince".

Jim Prince  
Stewardship Chair & Vice President  
Kennis Lake Cottage Owners Association  
[jimprince@sympatico.ca](mailto:jimprince@sympatico.ca)  
c-416.528.1739

cc: KLCOA Board of Directors  
Susan Norcross - Councillor Ward 4, Dysart et al  
Murray Fearrey – Reeve, Dysart et al