

OUR BEAUTIFUL LAKE WAHWASHKESH IS IN DANGER LET'S HELP ENSURE ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

The Wahwashkesh Conservation Association (WWKCA) and its Planning and Development Committee (PAD) are concerned about the proposed subdivision development on the top lake of 9 lots. This proposed subdivision is the tip of the iceberg and could set a very poor precedent for other potential developments on WWK.

Environmental concerns - Plan of subdivision is unacceptable as:

- Septic/grey waters systems (and electrical transformers) will potentially be under water and won't meet OBC requirements
- To avoid flooding, buildings will have to be built on tall piers
- Developer has begun tree cutting around shoreline despite environmental report advising against it
- Plan ignores the nature of lake WWK as one of three unique lakes in Ontario
- borders the environmentally sensitive McCormicks Pond
- Lake shore at this subdivision has critical fish habitat, extremely limited docking allowance and highly sensitive pond border
- Species at risk are impacted directly by property development on this subdivision

WWK Assoc'n members do not wish this building type to be repeated



Infrastructure concerns - we have many concerns with respect to emergency services, parking and docking for WWK that have not been addressed by the municipality. Current car parking and boat docking infrastructure at WWK is at overcapacity. The Developer has acquired parking that is a farce - not practical (in the middle of the bush, not usable and far from docking). He admits no one will use and it is simply a "hoop" he has to pass through to comply with the rules.

Planning report concerns: The Lake Association has found several errors in the planning report ~~and we are concerned that these will not be addressed fairly as the planner is in a conflict of interest position with regard to this development. That same planner is being paid by the taxpayers to act on behalf of the municipality and is also being paid by the developer to act on the behalf of the developer.~~ We have found out that this statement is incorrect. In this case the planner does not represent the developer.

The **Official Plan (OP)** is out of date and needs to be updated prior to any subdivision developments being approved. The proposed subdivision clearly **does not comply with the intent of the Official Plan (OP)** and **makes a mockery of certain bylaws such as the parking requirement and building and septic requirements that ignore flood levels and ignores critical environmental concerns highlighted in his own expert's report (including tree cutting).** **Approving a subdivision plan now sets a poor precedent and confirms lax process possible for this and future sub-divisions.**

Location of the proposed subdivision (red and parking/docking in black)



CALL TO ACTION - WE NEED YOUR HELP

Sign this petition to stop this plan of subdivision or ask that it is altered to ensure responsible and environmentally safe development: <https://chng.it/HLXVMpxdQL>

Attend the town council public meeting to discuss the proposed Plan

Date: Tuesday, July 19, 2022 at 6:30 pm

Location: Dunchurch Community Centre, 2199 Hwy 124, Dunchurch,

ZOOM: <https://us02web.zoom.us/j/81171322105>

Phone: Dial 1 647 558 0588 enter Meeting ID: 811 7132 2105 #

Join the WWK Conservation Association

<https://lakewahwashkesh.ca>