

	NAME	CORRESPONDENCE	DATE
1.	Hamel, Perry	- letter	May 20, 2020
2.	Burns, Dale	- email	May 19, 2020
3.	Concil, M	- letter	May 19, 2020
4.	Gagnon, Thomas & Marianne, & Family	- email	May 19, 2020
5.	Mealey, Jennifer	- email	May 19, 2020
6.	Belisle, Wilma	- email	May 18, 2020
7.	Fyshe, James	- letter	May 18, 2020
8.	Mealey, Jane	- email	May 18, 2020
9.	Kumar, Das & Sharmila	- letter	May 17, 2020
10.	MacLachlan, Brandi & Dan	- letter	May 17, 2020
11.	Houston, Linda and James Houston	- email	May 16, 2020
12.	Leadbeater, Patrick & Linda	- letter	May 16, 2020
13.	Morgan, Jeanne & Kevin	- letter	May 16, 2020
14.	Bond, Elise	- email	May 15, 2020
15.	Holmes, Ella	- letter	May 15, 2020
16.	Holmes, Ella	- letter	May 15, 2020
17.	Lundquist, Brad & Julie	- letter	May 15, 2020
18.	McCaig, Richard	- email	May 15, 2020
19.	Mealey, Brian	- fax	May 15, 2020
20.	Boyar, Dr. Avis	- email	May 14, 2020
21.	Card, Bill	- fax	May 14, 2020
22.	Collinson, David & Collinson, Barbara Jeffrey	- letter	May 13, 2020
23.	McLaughlin, Alison & Kevin	- email	May 12, 2020
24.	Boire, Gail	- letter	
25.	Chamberlain, Charlene	- email	
26.	Hvezda, Sarah	- email	
27.	Lethbridge, Robert & Marilyn Parent Lethbridge	- letter	
28.	Mealey-Holmes, Kerry	- email	
29.	Wilson, Don	- letter	

Attention Township of White River:

Our family has owned a cottage directly across the bay from the lake that was once Spadoni's farm since 1967.

It was a very beautiful and peaceful setting, you would have never known that town was less than a mile away. Even when highway 631 was upgraded and the wood trucks began hauling to the new mill, you couldn't hear them. What you did hear was the sound of the loons calling that used to nest in the bay every spring!

That all ended two years ago when a somewhat questionable development commenced. What anyone hears on or around the lake since that began is the sound of dump trucks unloading and heavy equipment basically filling in what was essentially a flood plain.

The residents of White River and Picnic Lake have experienced fast spring melts and high-water levels many times under four feet of water for up to two weeks. Where is that water going to go now?

Anyone that owns property or travels on South Beach Road now I'm sure would agree that what was once a beautiful view of old growth Tamaracks ringing the bay is now viewing what resembles a clear cut gravel pit with the highway traffic in the background. There is no longer any shelter for the several pairs of Loons that used to nest there. Leaving us to wonder what other environmental impacts may follow.

We understand the need for construction and construction camps, but do they really belong within a stone's throw from the shore of Picnic Lake? Is there not a more suitable and less destructive location for this camp?

The Township of White River collects a premium amount of tax dollars from the Cottagers and Residents of Picnic Lake, who are all being negatively affected by this and are watching their property values drop drastically.

By Allowing this to go forward is the township preparing to reduce taxes accordingly?

Sincerely,

Perry Hamel

May 20, 2020

From: Tina Forsyth cao@whiteriver.ca
Subject: FW: Rezoning - Picnic Lake - CK71, Part 5, Plan 1R-10305, PCL 3000 - Hwy 631 / Picnic Lake Beach Road
Date: May 20, 2020 at 8:18 AM
To: Belisle Builders allprobelisle@hotmail.com, Chris Jones Chris_MPlanningServices@rogers.com

TF

THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

Tina Forsyth CAO/Clerk/Treasurer ~ 102 Durham Street, White River, ON P0M 3G0 ~ (Ph)807-822-2450 ext 206 ~ (Fax)807-822-2719 ~ (Cell) 807-229-7318 ~ (Email) cao@whiteriver.ca ~ www.whiteriver.ca

-----Original Message-----

From: dale burns [mailto:burnzie2@yahoo.com]
Sent: Tuesday, May 19, 2020 4:38 PM
To: cao@whiteriver.ca
Cc: burnzie2@yahoo.com
Subject: Rezoning - Picnic Lake - CK71, Part 5, Plan 1R-10305, PCL 3000 - Hwy 631 / Picnic Lake Beach Road

Good Afternoon Ms Forsyth,

I would like to address the application made to rezone this area and raise the following points:

Firstly, personal concern with this application is that of property value to the neighbouring properties. Having moved here 3 years ago and investing a considerable amount of money I suspect this rezoning will have a negative affect on the value of my home. I intend to retire here in 2 years and have to look at it as an investment for myself and that of my children. Any negative affects may well lead to legal action to recover those funds.

Secondly, I suspect there is a conflict of interest based on the information you provided me during our conversation this past winter where you explained that Mr. Belisle was permitted to remove the fill from the proposed sewer expansion to serve the Town, at his expense and at no cost to the Town, which was then moved to the current site along Highway 631 by Mr. Belisle, the applicant to this rezoning. I realize that this arrangement did save the Town a considerable amount (I believe you mentioned a savings of \$1,000,000) of money to have the "Hog Back" site prepared to its current state however I believe serious consideration be given to the optics of this arrangement and the potential legal ramifications that may come out of this. The locals have listened to the slamming of dump truck tailgates for a year now as well as heavy equipment being used in the area. The deforestation of the area is a significant eye sore that also supports my first concern.

Thirdly, the piling of debris along the property adjacent to Highway # 631 and the raising of the affected lands has to create a considerable possibility to change the natural drainage of the area to the ditches along the highway and I fear flooding of the area to the adjacent properties and land owners. I understand from people that have lived here for decades that this area has flooded in the past and on 1 occasion caused a closure of the highway and locals having to use boats 'to get to town'. I understand that Mr. Belisle has the right to enjoy his property but there has to be a reasonable respect to the neighbouring home owners and their lawful enjoyment of their property. The ongoing work on the property and the associated noise has become a very negative situation often waking me throughout the day when I have been sleeping while on night shift.

Fourthly, does the Town infrastructure, water and sewer, have the capabilities to support such a venture. The additional pressures on these systems caused by a 200 person camp for the proposed camp site / trailer park must be a huge consideration for the Town and the elected Council of White River. Any negative repercussions of our sewer and water systems and any adverse affects to our personal property is again, subject to legal action should it be proven in the future.

Fifthly, we have seen an increase amount of traffic along Highway 631 since I moved here 3 years ago. Adding an additional 200 people to our neighbourhood has huge public safety concerns both in terms of traffic considerations as well as the potential of break, enter and thefts of our belongings. There currently is a bus stop at the intersection where this proposed rezoning is located and in speaking with parents of the children in the area they too have raised the safety concerns for their children should this development go ahead with the granting by Town and Council for the proposed rezoning.

Sixthly, I understand from a recent conversation with one of the affected property owners that contaminated waste from White River Forest Products mill was transported to the property and dumped in the affected lands. As a property owner that has lake front property as well as one that enjoys fishing and boating on Picnic Lake, I am repulsed that contaminated fill was brought to the area. I believe this was a hugely disrespectful act that took place to the residents affected by this proposal as well as to the fish and wildlife that are known to life in and around the lake. Being a dog owner, this action has caused considerable concern for the safety of my animals as well as to my own safe use of the lake.

I further add that the quality of life for the existing home and land owners should be a paramount consideration over the financial gain for the transmission line trailer park currently planned by the owner, Mr. Belisle or any of his companies or subsidiaries. The influx of people using Picnic Lake for water and fishing enjoyment, the beach area as well as the boat launch is sure to have a negative affect, should this rezoning be authorized and the subsequent trailer park be built. By moving trailers etcetera to the property well in advance of even an application being made speaks to the current situation and not in a positive way, in my opinion. In my opinion, this application should of have been a primary act in this proposed development

application should or have been a primary act in this proposed development.

During the ongoing pandemic how does Town and Council plan to deal with the influx of 200 people to our small Town and the potential of cross contamination such as the current COVID 19 situation? Is the local grocery store able to deal with the influx of the additional 200 people when we have been very limited to the quantity of food we can purchase at any one time.

I encourage Town and Council to vote down this application.

I am available to discuss this situation with the involved people at (705) 992-7430.

Respectfully,

Dale Burns
148 Hwy 631,
White River, ON

WHITE RIVER, ONT.
MAY 19, 2020

I

TOWNSHIP OF WHITE RIVER
ATTN: TINA FORSYTHE - C.A.O.

RE: CHANGES TO ZONING BYLAW GOVERNING
AREAS OF THE TOWNSHIP WHICH ARE LOCATED
IN AREAS OF THE FLOOD PLAIN WITHIN THE
TOWNSHIP OF W.R.

PROPERTY IN QUESTION REFERS TO AREA
KNOWN AS "SPADONI BROS. FARM" SITUATED ALONG
HWY #631 AND ADJACENT TO EAST SIDE OF
PICNIC LAKE PROPER, WITHIN THE BOUNDARY
OF THE TWP. OF WHITE RIVER, HUNT TWP.,
ONTARIO.

DEAR MAYOR & COUNCILLORS:

I WISH TO REGISTER MY OPPOSITION TO ANY
AMENDMENTS GOVERNING THE ZONING BYLAW,
PRIOR TO PUBLIC NOTIFICATION,
FOR THE FOLLOWING REASONS:

1 - THE PROPERTY, NOTED ABOVE, WAS ZONED AS
HAZARD LAND FOR A REASON -
(REFER TO FLOOD OF SPRING 1979)

2 - AREA IS SUBJECT TO HIGH WATER AND SPRING
FLOODING, WHICH WAS WITNESSED IN 1979
WHEN HWY 631 WAS UNDER WATER IN VARIOUS PLACES.
THE 100 YEAR FLOOD NOW HAPPENS MORE FREQUENTLY!

3 - THE PROPERTY MENTIONED ABOVE IS TOO CLOSE TO THE SHORE OF PICNIC LAKE AND HOMES & COTTAGES SITUATED THERE EFFECTING SAFETY OF THE WATER SOURCE AS A RESULT OF SPRING RUNOFF.

ALGOMA HEALTH CHECKS, HAS IN PAST TESTS OF LAKE WATER, INDICATED HIGH LEVELS OF SOAP CHEMICALS AND FECAL INDICATION FROM LEAKING TOILET SYSTEMS.

RUNOFF FROM A DEVELOPEMENT IN THIS AREA WILL INCREASE THE POLLUTION TO PICNIC LAKE.

4 - POLLUTION FROM ANY PROPOSED SITE IN THIS LOCATION WILL ALSO EFFECT THE QUALITY OF WATER FOR THE PUBLIC SWIMMING BEACH NEAR BY.

5 - WILDLIFE & FISH ARE ALSO EFFECTED BY WATER POLLUTION. LOONS, EAGLES AND OTHER WILDLIFE WHICH NEST IN THIS AREA IS SIGNIFICANT. ~~AND UNLAWFUL~~

IT IS UNLAWFUL TO DISTURB THESE BIRDS & WILDLIFE.

THE MNR SHOULD HAVE SOME INPUT TO DISCUSSIONS IN THIS REGARD.

6 - FAILURE OF COUNCIL FOR THE TWP. OF WHITE RIVER TO BE FORTHCOMING AND RIGHTEDOUS TO THE LOCAL COMMUNITY AND TAXPAYERS, AS TO INTENTIONAL USE OF LAND IN THIS TWP. OR HUNT HAS FAILED. NO INFORMATION OR PLAN OF THIS PROJECT, TO MY KNOWLEDGE, HAS BEEN PRESENTED TO THE COMMUNITY, FORMALLY. WHEN WILL ^{THIS} HAPPEN?

7 - HAS THIS PROJECT BEEN CERTIFIED BY ALL GOVERNMENTS RESPONSIBLE - FEDERAL & PROVINCIAL? IF SO, WHERE MIGHT THESE DOCUMENTS BE VIEWED?

8 - IF & WHEN THIS BYLAW AMENDMENT IS DISCUSSED, WILL COUNCIL MAKE THE LOCAL CITIZENS AWARE, SO THEY MAY BE HEARD, QUESTIONS ANSWERED, AT A PUBLIC FORUM.

9 - A LARGE INFLOX OF TRANSIENT LABOUR INCREASES THE USE OF DRUGS, ALCOHOL ETC. WHAT WOULD THE COUNCIL SUGGEST FOR THIS TYPE OF PROBLEM? HOW WILL IT BE CONTROLLED?

10 - GARBAGE AT THE LANDFILL IS OVER THE TOP. RATHER THAN LANDFILL IT SEEMS LIKE MOUNTAIN BUILDING! THE GASES, DUST, SMELLS ETC THAT EMANATE FROM THIS FESTERING PILE IS MIGRATING TOWARD TOWN, DUE TO THE PROMINENT WEST WIND.

MORE GARBAGE FROM ANOTHER CAMP DOES NOT HELP! HOW WILL COUNCIL ADDRESS THIS PROBLEM?

11 - DURING THIS TIME OF UNCERTAINTY BECAUSE OF THE COVID 19 PANDEMIC, WHAT SPECIAL PRECAUTIONS WILL THE COUNCIL INITIATE TO ENSURE THE PEOPLE OF WHITE RIVER ARE SAFE? ALL NEW ARRIVALS ^{SHOULD BE} ~~ARE~~ TESTED AND QUARANTINED & HANDLED APPROPRIATELY IN ORDER THAT OUR PEOPLE ARE FREE TO CARRY-ON THEIR LIVES WITHOUT THE ADDITIONAL PRESSURE & WORRY OR INFECTION.

THIS WOULD MEAN A POLICY COVERING THIS EVENTUALITY WOULD BE PLANNED AND DEvised SUITABLE TO OUR NEEDS.


V

I TRUST COUNCIL WILL APPRECIATE THE CONCERNS RAISED HERE AT THIS TIME, AND DEAL WITH THE POINTS RAISED IN A SERIOUS & EFFECTIVE MANNER SATISFACTORILY TO MYSELF & THE COMMUNITY.

YOUR RESPONSE TO THESE CONCERNS WILL BE JUDGED ACCORDINGLY, HOPEFULLY IN A POSITIVE, PROGRESSIVE & TIMELY MANNER.

OUR FUTURES MAY DEPEND ON THE RESULT.

THANKYOU FOR YOUR ATTENTION.

YOURS, TRULY

M. CONCIL

May 19, 2020

Thomas & Marianne Gagnon 520
Lyndale Rd White River On P0M 3G0
marianne.papillo@gmail.com

The Corporation of the Township of White
River 102 Durham St. P.O. Box 307 White
River, ON P0M 3G0

Email:
info@whiteriver.ca
cao@whiteriver.ca

Attention: Mayor and Members of
Council Ms. Tina Forsyth, CAO

RE: Proposed Temporary Use Zoning By-law
Amendment

CK 71, Part 5, Plan 1R-10305, PCL 3000
Proposed Bunkhouse/Accommodation
Facility May 20, 2020 Public Meeting

Good Day,

We are Thomas and Marianne Gagnon and our seasonal residence is on 520 Lyndale Rd. We are writing you today to get answers on the proposed Bunkhouse/Accommodation currently being constructed.

We as seasonal owners are very disappointed to see that this “project” has already gone this far and just now is on the table for a Zoning? How can this have taken place without prior approvals and proper professional resources to protect Picnic Lake’s water quality, shoreline, fish and wildlife? We chose to purchase property in the Town of White River and that is because of the beautiful established town it is and most of all the friends we have made. Now I’m afraid the devastation that has already occurred in the beginning stages of preparation for a short term purpose can not be undone.

As you have already received many letters of concerned residents I do not need to list all the reasons why we love our lake we chose to live on. But I do want to list how hurtful it is to see a town resident take advantage, bully, and sneak this “project” as if he is the only one who lives here! Just seeing the lack of concern and disrespect for his own town the wildlife and the environment he should be ashamed of himself! White River is know as being a safe place where we can relax and not worry for our children’s safety but with this many strangers coming in town for a temporary time that puts everyone on edge. There is no passion on being here for them, it is just a job site for them. How will this many people moving to these Bunkhouses benefit White River? How will the dump be able to hold that much more trash when it is almost at it’s capacity now? In three years what will happen with this bunkhouse site? Let us be able to enjoy this lake where **our** tax money goes. So sad that it had to come to this point... Please consider another place for this “project” so we can keep Picnic lake beautiful.

Regards,

Thomas & Marianne Gagnon & Family

May 19, 2020

Sent by email

Corporation of the Township of White River
102 Durham Street
White River, ON P0M 3G0

To Township Council,

Re: Plan 1-R-10305, PCL 3000, Proposed Temporary Use Re-Zoning

I support the letters and viewpoints of Barb and David Collinson and Jim Fyshe as well as the various others who have shared their concerns. In particular, I support careful assessment and analysis of the possibility of this development prior to taking the significant step of granting a re-zoning.

The plans do not show that this development is located approximately one kilometer from a public beach and boat launch and I am aware that due to COVID-19, the planner, Chris Jones is not able to travel to see the site which is a typical step in a planning assessment. While this is completely understandable, I feel that it makes it difficult to fully appreciate the situation. I wonder whether waiting until COVID-19 restrictions are lifted might be advisable.

In addition to the concerns raised by others, I have concerns as set out below.

Concerns Related to Compliance with Re-Zoning Planning Requirements

To the best of my understanding, the following is an accurate summary of recent actions of the proponent, based on information reported to me:

- a) The subject lands are a wetland and immediately abut a relatively shallow lake which is already heavily developed. Wood ash is required to be dumped at a designated landfill and not at a location where it can easily leach into the water system.

- b) The proponent has acknowledged that he placed many dump loads of wood ash from the mill on the property as fill. (The numbers of loads reported vary from 20 to 40.)
- c) The proponent was aware prior to placing this wood ash, that this was not permitted and that the wood ash was only to be placed in a designated landfill site as required by regulations.
- d) The proponent went ahead and dumped this fill knowing it was not permitted/illegal and in doing so demonstrated disregard for the health and well-being of the lake and fish.
- e) The proponent also demonstrated disregard for the law/Ministry of Environment regulations.
- f) I am advised by Lillian Keane, Ministry of the Environment, Conservation and Parks that the proponent was then directed to remove all wood ash fill he had placed on site and that he later acknowledged that he did not comply with this directive.
- g) Photographic and other evidence demonstrates that he removed only a small portion of the wood ash and covered the rest with gravel.
- h) It was only when confronted with the evidence that the proponent acknowledged he did not comply with the directive from Ms. Keane, MECP.
- i) He is now under a directive from MECP to remove this wood ash by May 19, 2020 however Ms. Keane is not able to travel due to COVID-19 and therefore he will again be under his own integrity related to removal compliance.
- j) I am advised there is sign he is grading the property but limited sign of removal of wood ash.
- k) There is no indication the Township is engaging in any oversight of this important issue (for MECP given the unusual circumstances related to COVID-19) to assist with compliance via taking of photographs or overseeing this required removal.

I am concerned that in failing to comply with the directive, the proponent demonstrated disregard for both regulatory oversight and environmental concerns. The proponent also went ahead and clear cut the land and placed all of this fill without any community or environmental or planning consultation. The proponent has behaved in a manner which does not bode well in terms of his intent to be fully compliant with conditions and requirements and it seems that constant oversight by the Township will be required.

I am concerned that if the re-zoning is permitted the proponent will disregard requirements and conditions and that there may be considerable effort and expense by the Township, including potentially litigation to gain compliance with conditions. As well, I am concerned that if the re-zoning is permitted, that the proponent will not comply with removal upon the termination of the time period and that litigation will be required to obtain compliance with removal of the various large and extensive system of buildings.

The Township's tax base is not overly large and the Township's staff is small. I feel confident Township staff has a solid intent and desire to stay on top of things and that it is a lack of resources which prevents some things from being managed as well as they might be. I am concerned that the Township does not have the resources, financial or otherwise, to ensure compliance with requirements and conditions. I am concerned with redirection of resources, needed in other areas, to this project and to ensuring the proponent is compliant. Any resources required need to be at the proponent's expense. All taxpayers need to know that the Township does have the wherewithal to manage and oversee the proponent's actions.

If the Township approves the project then I suggest that it needs to be with very carefully considered conditions and significant funds held in escrow by the Township, not released until all conditions are met.

Environmental Impacts

Picnic Lake is a shallow lake already intensively used for recreation and already extensively developed with year round and seasonal residences. I am very concerned about the water quality and health. Some thoughts and questions:

- a) Increased shoreline development and runoff issues as well as turbidity from increased boat traffic raise sediment and overall increase toxicity.
- b) Further development has the potential to increase the phosphorous load which leads to blue green algae. This can mean we have a lake that is no longer usable or safe but instead has bacteria levels that are unsafe for human beings/fish/other organisms. This also has serious impacts for the town and residents in terms of property values. No one wants a residence on a lake with blue green algae bloom or risk of it.

- c) I am advised there was a lake capacity study completed previously which indicated there was to be no further development on the lake therefore permitting a use which is dramatically greater than residential use would seem to be contrary to the best interests of the lake and the community.
- d) When speaking to the Township, they were unsure if they had a copy of the lake capacity study. This study would seem to be very important to obtain and consider. If it cannot be located, a new study should be conducted before there is any development. Other studies are also required to ensure the protection of the health of the lake.
- e) Has the Township ever had Algoma Public Health check the current phosphorous level to establish the current health of the lake? (testing needs to be conducted at peak risk times (ie August/September))
- f) Has the proponent hired someone to study the impact of the development on the phosphorous load, the fish, the water quality?
- g) Has the proponent hired someone to assess the impact of the wood ash loads he deposited on the site?
- h) Is the proponent going to fully and thoroughly comply with the Ministry of Environment directive to remove the wood ash? How will this be known with certainty? Will the proponent retain an independent contractor to confirm compliance?
- i) Is the clearcutting so close to water's edge going to impact the lake? Is the proponent compliant with distance from the high water mark?
- j) If necessary, is the Township going to build up the road to the island to resolve the flooding issue?
- k) What limits on shoreline development make sense?

In summary, there needs to be careful assessment including a lake capacity study completed currently so that it can be determined whether this development will impact the health of the lake and whether its use by residents will be impacted.

Recreational Enjoyment Concerns

Garbage and Partying at the Public Beach

There have been intermittent significant and long-standing issues with broken glass and garbage on and around the public beach area as well as onto the private properties abutting the public beach. My late aunt Peggy Chamberlain and her neighbor Joan Dillabough routinely spent much time cleaning up the beach in front of their camps and dealt with the noise of many late night beach parties. They were both rather elderly and I feel sure that if the Township had the resources, they

would not have wanted to see these elderly ladies taking care of these issues. The Township did not appear to have the resources to ensure the ongoing maintenance or oversight of the public beach when evening usage was high nor the impact on the privately owned portion of the beach on the island.

Does the Township now have the resources (for maintenance and evening compliance with closing times) to address the increased impacts on the public beach and surrounding lands?

Traffic and Walking/Cycling Safety

The traffic study does not appear to recognise the extensive use in the warmer months of people who cycle, run and walk on the highway and beach road. Children, teens and adults all routinely use this road. There is also a boat launch to be considered.

Appropriate signage and a paved bike/foot path should be established to address the safety issues related to non-vehicular use (both to the beach and for general exercise).

The traffic study should carefully consider all of these issues.

Appearance

The proponent has clear cut the land and the area is very unappealing in appearance. This is a long standing and current recreational area for many of the Township people and of course, for the lake residents. We all have an entitlement via grandfathering to have our use and enjoyment of this area maintained. At a minimum, there needs to be an appropriate natural buffer both on the highway side and the lake side. Presumably this would also assist related to erosion/leaching into the lake.

In summary, I am very concerned with the impact on Picnic Lake and the residents of White River. Our health and the health of our environment need to be paramount. We also need to consider the health and well-being of our older and younger residents who need to have safe and healthy environments for recreation.

Sincerely,

Jennifer Mealey

From: Tina Forsyth cao@whiteriver.ca
Subject: FW: May 18, 2020
Date: May 19, 2020 at 12:48 PM
To: Chris Jones Chris_MPlanningServices@rogers.com, Belisle Builders allprobelisle@hotmail.com



THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

Tina Forsyth CAO/Clerk/Treasurer ~ 102 Durham Street, White River, ON P0M 3G0 ~ (Ph)807-822-2450 ext 206 ~ (Fax)807-822-2719 ~ (Cell) 807-229-7318 ~ (Email) cao@whiteriver.ca ~ www.whiteriver.ca

-----Original Message-----

From: Wilma Belisle [mailto:wilmabelisle@hotmail.com]
Sent: Tuesday, May 19, 2020 12:28 PM
To: cao@whiteriver.ca
Subject: May 18, 2020

May 18, 2020

Township of White River
50 Durham Street
White River, ON
P0M 3G0

ATT: Reeve & Council

Good day,

Please accept this letter in response to the following:

NOTICE OF A PUBLIC MEETING OF A PROPOSED TEMPORARY USE ZONING BY-LAW AMENDMENT legally described as CK 71, Part 5, Plan 1R-10305, PCL 3000

The temporary use of this piece of land to accommodate workers involved in the East-West Tie Transmission will provide limitless benefits with the increase in our available supply of electrical power. Without question, doors will be open to further economic growth in our community! Positive economic growth, entails following policies, guidelines and procedures. This requires the support of all citizens in order for our town of White River to prosper in all facets. By following these stringent regulations, we as the public can rest at ease that we are safe and secure in the process.

Many decades ago, the land that is currently in discussion was evaluated as a prime location for the well established WESTCLOX company. This property was owned by our family for close to a hundred years,... and to this day is often referred to as "Spadoni's Farmland." We recall many discussions around our family table concerning the disappointment, frustration and often anger, at the lack of vision and support for White River's economic growth, that diminished what could have been an incredible venture! It's mind boggling to think that individuals could somehow see that particular venture as anything but positive! Needless to say, the benefits of such an iconic company establishing a manufacturing plant in our little town would have, could have, been beyond supreme!

As long time community residents we are proud to be attached to this particular piece of land and commend future growth that will benefit each and everyone of us... whether we are permanent or summer residents of White River. The additional property tax generated from this endeavour is nothing but a "win-win situation", especially during the financial crisis and uncertain times we are all experiencing. Every business in the community will experience some degree of cash benefit from this project.

Regulated growth and development can only lead to a better quality of life... increased quality medical care, increased quality of education and increased cultural enjoyment. Please accept our support of this progressive venture.

All best regards,

Carmela Spadoni
Vaughan Belisle
Wilma Belisle
Micaela Belisle
Robb Acs
(South Beach -Picnic Lake Property Owners)

Cell Wilma 705 255-3777
Cell Vaughan 705 943-9202
wilmabelisle@hotmail.com

Sent from my iPhone

JAMES FYSHE

Barrister & Solicitor

May 18, 2020

Sent by Email: info@whiteriver.ca; cao@whiteriver.ca

Corporation of the Township of White River
102 Durham Street
White River, Ontario POM 3G0

Dear Madam:

Re: CK 71, Part 5, Plan 1R-10305, PCL 3000

Re: Proposed Temporary Use Zoning Bylaw to Permit a Bunkhouse

Along with numerous other permanent and seasonal residents of White River, I strongly oppose approval of a temporary use bylaw to permit the installation of a bunkhouse on the above-mentioned property (the Property). Why this location has been chosen by the contractor for a bunkhouse is a mystery. It is clearly not suitable and upsets a significant part of the community. Approving the rezoning application would be like fitting a square peg in a round hole.

The Township's zoning bylaw currently zones the Property as a Natural Resource. This bylaw was put in place pursuant to an Official Plan, a municipal framework developed with input from the community and provincial experts to ensure proper land use in the Township. We can conclude, therefore, that the Property's current designation is in the best interest of the community. A variance from the Official Plan should only be given in exceptional circumstances.

In other words, the Property owner carries a heavy burden to establish that the variance is consistent with the rights and expectations of the community at large. Whether the variance is in the business interest of Belisle Builders is not a relevant consideration. In assessing the application, Council must be rigorous to ensure that proper process has been followed, that a decision is made on complete and cogent evidence and, as the application is only for temporary use, that a return to the natural state takes place without any cost to the community.

The Process

The processing of this application has been fundamentally flawed.

Under the *Planning Act*, the Township is obligated to give notice to the public which contains "A description of the subject land, a key map showing the subject land, or an explanation why no description or key map is provided."

In the present case, the notice by the Township was not compliant with this mandatory requirement as it did not provide an accurate map of the Property with the location for the

bunkhouse clearly shown. The map attached to the notice indicates an area that is proximate to Highway 631 and not near Picnic Lake. However, the site plan provided by Valard Construction Inc. identifies the location of the bunkhouse proximate to Picnic Lake and a significant distance from Highway 631. This is not an insignificant misrepresentation. Locating the bunkhouse next to Picnic Lake brings critical considerations into play for community members, including the cottage owners on the lake. The actual location of the bunkhouse becomes a threat to water quality of the lake. The environmental concerns regarding flooding, species protection and shoreline integrity must now be addressed.

This fundamental flaw in the public notice, with a misleading identification of the bunkhouse location, could easily lead community members to be indifferent to the bunkhouse installation because it was not shown to border on Picnic Lake. Citizens are entitled to be given accurate information on such an important issue before a public meeting takes place.

I note that the application seeks a zoning variance to RM-Residential Multiple use. However, this use does permit the construction of a bunkhouse. In her submissions, Linda Houston has identified other significant problems inherent in the application which demonstrate that it is seriously flawed.

Until there has been compliance with the required process, the application should not be considered by Council.

The Substance

A proper understanding of the location of this bunkhouse requires the applicant to provide positive assessment of its impact in a variety of areas which have been improperly done or entirely neglected. The absence of essential investigations and the expression of misleading information about the project has been documented in the submissions of Barb and David Collinson:

- The number of people to be housed in the bunkhouse
- The existence of a fuel tank at the site and its impact on the environs
- The existence of a parking lot at the site and motor vehicles parked on the environs
- Location of Access Roads and their impact
- Vehicle use hours and the impact of those vehicles on pedestrian and bicycle travel
- The type of vehicle to be servicing or supplying the site
- Impact of light spill on night skies and residential neighbours
- The lack of assessment of flooding from the lake and the infilling of nearby wetlands
- Detailed requirements for de-commissioning
- The impact on flora and fauna, natural water quality and fish habitat

Violations of the governing Official Plan and zoning bylaw have been detailed in the submission of Linda Houston:

- The application does not seek minor variations in existing building requirement for an identified acceptable use. A bunkhouse is not an identified acceptable use in the current zone at all.
- No environmental assessment has been conducted to determine the impact of this development on flora and fauna and water quality in Picnic Lake.
- No detailed assessment of the impact to surrounding residences and the need for buffering to prevent light and noise pollution.
- No detailed and objective assessment of the impact on municipal sewage and water supply.
- No review of the requirements, time lines and cost of reclamation after the period of temporary use has expired.

Assessments required by Provincial legislation have not been completed by the applicant or the Township. The Ontario Government established a Provincial Policy Statement (PPS) for land use planning pursuant to s. 3 of the *Planning Act*. The Policy applies to all decisions affecting a planning matter made on or after May 1, 2020. The overall directive regarding planning decisions is stated as follows:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - h) promoting development and land use patterns that conserve biodiversity.

This Policy Statement contains a number of mandatory considerations which apply to the current application including the following:

1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

1.6.6.7 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety,

property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

2.1.1 Natural features and areas shall be protected for the long term. 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.5 Development and site alteration shall **not** be permitted in:

a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.8 Development and site alteration shall **not** be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

f) implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;

g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;

h) ensuring consideration of environmental lake capacity, where applicable; and

i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

There is no indication that the applicant or the Township have directed their minds to these requirements of the Provincial Policy Statement which, on its face, would not permit the zoning amendment proposed. It should be noted that the environmental assessment conducted for the construction of the power line does not include any assessment of the sensitive lands to which the Belisle application applies.

The Collinson submission identifies the lack of assessment by the applicant or the Township regarding spillage from toxic materials identified to be present on the site. It is the absence of a proper storm water management plan can have a harmful effect on water quality with respect to adjoining water bodies. It is expected that, when a development of this nature is proposed, a *Lakeshore Capacity Assessment* should be completed. We have not been able to find any such assessment which supports the application.

The Applicant

There are also serious concerns about the applicant itself. We have discovered that the applicant was responsible for dumping industrial waste in the wetland area which has apparently been used as fill for the proposed bunkhouse. This is an offence under the *Environmental Protection Act*. When confronted with this offence, Mr. Belisle assured authorities he would remove the ash. However, it appears that the ash was not removed and was hidden under other fill deposited in the wetland area. The applicant was required for a second time to remove all the industrial waste and to do so by May 19th, 2020.

A business name search revealed that, though the company 647581 Ontario Ltd. (the company operated by the Belisle family) carries on business under the name “Belisle Builders”, there is no record that this business name has been registered with the Ontario Government, which is a legal requirement.

We also now know that the applicant began filling the wetland area for the construction of a bunkhouse before the rezoning was contemplated and continues to perform construction in the face of significant community opposition.

The application is for a temporary use as a bunkhouse. But no details have been provided regarding the removal of the bunkhouse or the return of the land to its former state. Given this track record of the applicant, community members have a real concern that the restoration of the lands will not be taken by the Property owner. We also do not believe that a business should be rewarded with a concession from the Township in the face of clearly unlawful activity.

Conflict of Interest

Council member, Mark Hubbard, is the son-in-law of one of the principals for the applicant corporation. The Township website identifies Mr. Hubbard as being responsible for Community & Policy Development, Economic Development and Water/Sewer/Lagoon. The close relationship between this Council member and the applicant, who is responsible for decisions regarding the matter in question, raises serious concerns about his involvement in any decision

on the application by Council. It has been rumoured that Mr. Higgins was requested to step aside but he has refused to do so. Conflict of interest legally involves perception as well as direct involvement in the business activity. Council must be seen to be unbiased by the community. It is expected that this Council member will recuse himself from any involvement in this matter.

Conclusion

Picnic Lake is a valuable and a vulnerable asset to the White River Community, whether permanent or seasonal residents are considered. You will have received numerous submissions outlining the cherished jewel the Lake represents biologically, historically and recreationally. These submissions are poetic, heartfelt and moving. There is no question that the location of a bunkhouse is seen as a threat to a large segment of the White River community and will cause a significant degree of personal disruption and inconvenience for others. There are many places that could be considered by the Township to temporarily house workers from outside the community which would not be a burden on community members.

In closing, I submit that there are fundamental errors in the presentation and processing of this application. There is also a lack of detailed assessment in a variety of areas required both legally and to respect the rights and interests of community members. We hope that Council will recognize the flaws in this application. If the Council approves the application, it will face very real legal challenges to sustain that decision were a review be sought by concerned citizens at a higher level.

Yours very truly,

James Fyshe

May 18, 2020

The Corporation of the Township of White River
102 Durham St.
P.O. Box 307 White River, ON
P0M 3G0
Email: info@whiteriver.ca
cao@whiteriver.ca

Attention: Mayor and Members of Council Ms. Tina Forsyth, CAO

RE: Proposed Temporary Use Zoning By-law Amendment CK 71, Part 5, Plan 1R-10305,
PCL 3000 Proposed Bunkhouse/Accommodation Facility May 20, 2020 Public Meeting

The White River Municipal Council states that it is committed to representing the community of White River, and acting in the best interest of its residents. As such, the Council is given the critical task of assessing whether this re-zoning meets the public needs of it's residents - not the needs of Nextbridge, Valard and Belisle Builders. As Council members you are the gatekeepers to ensure that the fragmentation that comes with bureaucracy is assessed and weighed; you are the effective last stop and overview that protects the residents and environs of White River. As such, it is your job to list all the things that Belisle Builders, Valard Construction, and Nextbridge have promised to do, weigh that against the information on record from the governmental agencies and assess impact, risks and benefits to White River. This is truly a monumental service you make to the people and ecology of White River. Our foremothers and their legacy matters and does yours!

My name is Jane Mealey and I have a seasonal camp on the Picnic Lake Beach Road. I am opposed to a temporary rezoning to accommodate this bunkhouse facility, in the location being proposed, based on:

- the lack of a cohesive infrastructure analysis on the social, ecological and health impact to the Township residents and Picnic Lake;
- incomplete or missing information;
- the lack of a consistent and consolidated site plan in application and supporting documents;
- improper planning, in consideration of impact on neighbors and Picnic Lake;
- incomplete rehabilitation, restoration and monitoring plan;
- improper land use as outlined in Official Plan;
- public health and safety concerns.

I have read the submissions by Collinson, Dzyngel, Lundquist, Boire, Boyar, Chamberlain and E., J. and B. Mealey and concur with everything stated in their letters. In addition to their thoughts and questions, I have some of my own:

Can you honestly say you have all the information you require to make a good decision? Does a hurried decision, during a pandemic, ensure that all voices are heard and the best possible decision made?

On whose authority was the owner of the property allowed to fill in an existing hazard zone? This action, seems to contradict an existing Zoning By-Law and the Official Plan policy (policy 3.45). What reparations have the Township taken for this violation?

What other locations and alternatives were considered for this bunkhouse facility? How was the decision made to choose this particular land? Was it simply the easiest decision or was there a thoughtful process? Please articulate.

Discussions with the MoE report that the hazard zone was filled with wood ash, a substance known to make water alkaline and then covered with gravel. The owner of the property self reported that he had removed the wood ash to be in compliance with the MoE, when, in fact, he had not. Was a water assessment of the lake done prior to this action so we could assess the impact to the lake? What reparations has he made? Do you trust this applicant to comply with Township By-laws or rehabilitation guidelines and, on what basis, do you trust?

Is Valard Construction aware that they negotiated for a bunkhouse on a piece of property that violates the stated plan of " No construction camps, temporary workspaces, laydown yards or other easements overlap with wetlands."? This, in itself, seems to call for a rewrite of NextBridge's project plan.

How can we assess the impact of modification of the property in question if the 1983 Proctor and Redfern Flood line study can not be located and shared with the Staff and Council, let alone the citizenry which would allow them to make such a claim? If we find that this fill alters the flood line and impacts the neighboring wells, roads, and waterways who will be responsible, financially, morally and practically for making amends to those affected?

Rehabilitation, decommissioning and monitoring of the site, as articulated in the Collinson and J. Mealey submission, contain many unanswered questions that must be addressed when considering a rezoning. Will the Council write a detailed plan for how

you propose to protect the residents from the financial impact of non compliance or site abandonment? How specifically, and in detail, will the roads, sewer, flood zone and vegetation be returned to the way it was (if even possible) and when? What is expected from the Township towards these efforts? How do we ensure this doesn't become a permanent fixture?

Who will pay for the increased maintenance of the Picnic Lake Road? Beach garbage? Safety considerations?

This brings me to a concern that is rather unpleasant to consider. We have learned from past development projects such as these, that "man camps", or temporary housing facilities, built to accommodate the predominantly male workers who come to an area to work on major development projects, have many social problems. Research has documented the direct relationship between these camps and increased drug and sex trafficking, alcohol abuse and violent crime - all of which disproportionately affect women and children. The sudden influx of 200 workers is expected to increase White River's population by one third (based on the current population of 645 residents). Camp life exacerbates isolation, mental illness, and substance abuse problems, as the men face stressful, difficult, and potentially dangerous working conditions, often combined with large paychecks. The risks associated must be seriously evaluated against the benefits. How does this impact policing and other safety and health measures? How will this impact the safety and feeling of safety of the women and children in the town? How will this impact the residents that are located nearby the proposed site? Is a site containing these social problems adjacent to a popular recreation area the best fit?

It is my hope that the Council will take all these questions into consideration when taking this vote. As the pandemic has shown us we each are part of an interconnected web with all living beings in an alive cosmos. Taking the time to fully consider the impacts of this rezoning is an important, challenging and worthwhile service. Please take a wider view of the long term implications of choosing this site and choose wisely.

Sincerely,

Jane Mealey

May 17, 2020

Das and Sharmila Das Kumar

201 Hwy 17

White River, On

P0M3G0

Reeve and Council

Township of White River

50 Durham Street

White River, ON

P0M3G0

Re – Zoning Request

We are currently the owners and operators of the A&W and the White River Bar and Grill. We have recently purchase the Esso property with the gas station and gift shop. As everyone knows Covid-19 has had a huge negative impact on all businesses of this type in White River and across Ontario and Canada. The restricted business profile makes it exceedingly difficult to retain staff and keep stock fresh. The concept of making a profit is basically impossible but an owner would like to at least cover their basic expenses and survive. Even this is challenged. The possibility of having a new business come into town like the Vallard Residential Camp would make the business outlook of the entire town far more favourable. They would be spending money at local businesses even when local residents may be restricted in their spending capabilities and the traveling tourist is practically non-existent. This could make the difference for whether some of our local businesses survive or go under.

Please support the local businesses and approve this re-zoning request.

Sincerely yours,

Das & Sharmila Das Kumar

Brandi & Dan MacLachlan
506 & 521 Lyndale Rd
White River, ON P0M 3G0

Township Of White River
Att: Mayor Angelo Bazzoni
102 Dunham St.
White River, ON P0M3G0

May 17, 2020

Dear Mayor Bazzoni and Town Counsellors,

I am writing in regards to the proposed rezoning by law application on Picnic Lake. Only recently were we made aware of the planned 200 person bunkhouse, 140 space parking lot, with the capacity to hold several vehicles, large machinery amongst other industrial supplies and equipment. I'm afraid the devastation that has already occurred in the beginning stages of preparation for a short term purpose can not be undone. How can this have taken place without prior approvals and proper professional resources to protect Picnic Lake's water quality, shoreline, fish and wildlife?

The fact that the land up for review was deemed a hazardous flood zone and not permitted to have any building or structure of any sort on it, is very alarming! We know this area will flood once again and what happens when it does? The thought of fuel tanks, industrial equipment and such on any property could be hazardous let alone a flood zone. Is there a plan in place for when it does? My question is why is this even up for discussion? This would only be opening up a can of worms and prove to be the absolute worst decision our Township could possibly make. There is only one solution to this issue, use a different location in order to prevent what could be a disaster for Picnic Lake and the residents who are blessed to call it home.

The majority of home and cottage owners purchased their properties to enjoy life on this small, scenic body of water, away from people, noise and to simply enjoy it's natural beauty. Our family chose to leave our small town of Wawa for a year round, even smaller, quiet lake property. We are not alone when it comes to the appreciation we have for Picnic Lake. Seasonal residents continue to visit every summer even traveling from as far as Vancouver Island. If this application is approved, I can only imagine how upset people will be and left feeling our voices went unheard.

Noise and sounds create an increased echo when you are on a lake. The thought of our residents dealing with the added noise, lights and pollution from these vehicles coming and going at all hours of the day is not acceptable. I can't imagine how the residents on highway

631 side of the lake feel with no longer looking at trees and birds but fill and lights of vehicles passing by. I would be absolutely devastated if I were them!

The town of White River has one beach to utilize that is within close proximity to town. Many children bike or walk out to enjoy the summer weather and get some physical activity. The traffic that people will encounter on their way will be astronomical. We have been seeing more and more kayakers, paddle boarders and canoeists out over the last couple of years enjoying the solitude the lake has to offer. When we first moved here approximately eight years ago, we were warned about a few residents that were unhappy about having to listen to any kind of boat with motor and would like a by law passed. What would happen with making it even more convenient for 200 strangers to now utilize the lake? My 13 year old daughter saved \$500 of her own money to purchase her first kayak last year. She is now comfortable with it and wants to tour around and even fish from it. I honestly would not want her out of sight if this proposed plan is approved, which would take away her new found freedom. The traffic would drastically increase and being that these workers are strangers, you don't know if they could be intoxicated, dangerous or going to harass our children that look older as they all do in today's world. Picnic Lake holds a special kind of confidence for our family in knowing our neighbours and having this added comfort. Both our children are very disappointed in thinking this could take place. Our 15 year old son said it reminds him of the movie "Yogi Bear" when they try to take all the trees down to make more land. He is in a state of disbelief and says, "it makes no sense!"

This proposal has way too much negative impact! I do believe this could be good for the town but it shouldn't be at the expense of destroying the lake. Please consider a different location, reassure our community along with it's wonderful residents that the Township has our best interests at heart.

Sincerely,
Brandi & Dan MacLachlan

540 Piper Ave
Thunder Bay, ON
P7E 4T5
May 16, 2020

The corporation of the Township of White River
102 Durham St. P.O. Box 307
White River ON P0M 3G0

email: info@whiteriver.ca
cao@whiteriver.ca

Attention: Mayor and members of Council
Mrs Tina Forsyth, CAO

Re: Proposed Temporary Use Zoning By-law Amendment
CK 71, Part 5, Plan 1R-10305, PCL3000
Proposed bunkhouse- Accommodation facility
May 20th, 2020 public meeting

My name is Linda Houston. I am the owner of the seasonal residence at 203 Picnic Lake Beach Road. This submission is made on my behalf as well as my husband's, James Houston.

Firstly, before I present my points pertaining to the application, I would like to say that I am totally disappointed and miffed in the lack of communication from the Township of White River regarding the process in which we were advised of this meeting. Had I not been on a certain web page at a certain time of day, I would not have known about this until much later. I did find it unusual that the notice was not first advertised on the revised White River website before it was advertised on a much more public website. At the same time, I am thankful that the Township is finally using its website though there is still a lot of public information missing.

There are two roads that are directly impacted by this proposal, South Beach Road and Picnic Lake Beach Road. For the life of me, I cannot understand why the residences on Picnic Lake Beach Rd did not receive a letter advising of this meeting. You do have our address, you do send us our tax bill, we do receive that bill and we do pay our taxes even though we get no town services. There is no excuse for not advising directly the people of Picnic Lake Beach Rd that will be severely impacted while sending letters to the residents of South Beach Rd who will be as severely impacted. I will also add, that I did check my White River mailbox. Nothing there either.

The documents that I read in preparation for this meeting and will be referred to are:

- Notice of Public Meeting of a Proposed Temporary Use Zoning By-law Amendment, April 29th, 2020 as well as the application;
- Traffic Impact Brief, Temporary Worker Camp Site, Associated Engineering, March 30th 2020;
- Official Plan for the Township of White River Planning area prepared by Proctor and Redfern, 1983.
- NWMO Phase 1 Desktop Assessment, Environment Report, Township of White River, Ontario, October 2014.

Notice of Public meeting and Information sheet

There seems to be content missing from the Information sheet attached to the proposed zoning by-law amendment. If this information has been filed, it should have been made available when requested as it is part of the Details of the zoning by-law amendment referred to in the notice of public meeting.

Under bullet 4, page 1, Plans Required, *b) the accurate location, size, and type of all proposed and existing buildings and structures on the property.* The property sketch map with the application shows only the size. There is no indication where buildings and other structures will be placed.

Bullet 4 Plans Required, *c) The distance from side, rear and front lot lines of all existing or proposed buildings.* The property sketch shows none of that.

Bullet 4 Plans Required, *d) The location, width, names of all roads within or abutting the property, indicating whether there are public travelled roads, private roads or rights of way or unopened road allowances. The location and number of parking and loading spaces, ingress, egress and direction of traffic.* The property sketch shows Picnic Beach Lake Rd and Highway 631 only. No indication of parking and loading spaces or any entrances or exits from the property.

Bullet 4 Plans required, *e) The location of all natural and artificial features on the property (i.e. railways, wells, septic tanks, drainage ditches, watercourses, slopes, swamps, wooded areas) the location of any of these features adjacent lands which may affect the proposal, and any proposed changes to the land, such as grading, blasting, plating or channelizing.* No features such as watercourses, slopes, swamps or wooded areas are noted because they have all been bulldozed over the last few years. As well as clearing land into the 66 foot easement required by the MNR to open up a clearing into the lake that could easily be used as boat launch. I am not sure if this is where I should add that there is no indication where the septic system will be installed or the lighting around the property.

Bullet 4 Plan required, *f) the use of adjoining lands (i.e. residential, agricultural, commercial, etc.).* The property sketch shown with the application is different from the one attached to the notice of meeting. The sketch with the application shows as one property only, while the notice of meeting shows the property as two. Placement of lots show on the notice of meeting and not on the application. None indicate the use, be it residential, commercial or otherwise. Only one street shows on both sketches and that is Spadoni Street. I should also indicate that on both maps, the name of the road is incorrect. This is Picnic Lake Beach Rd and not Picnic Lake Road North. That is unless there was a name change and, we the residents on Picnic Lake Beach Rd were not notified as well as those on the current Picnic Lake Road North.

Bullet 4 Plan required, *g) the location and nature of any restrictive covenant or easement affecting the property.* The approximate location of the 66 foot MNR easement is shown, yet no indication of what it is, is indicated on either map. Those aware of the area will recognize it, those that are not knowledgeable will not.

Under Section "C"- Planning Information, page 2, numbers 5 and 6

Official designation and zoning by-law designation indicate Natural Resource. In the Official Plan 1983, page 16 Natural Resources, there is no indication that bunkhouse facility is an acceptable use of the land. Included in the Plan are stipulations for development of Natural Resource Area. The third

paragraph states *“It is also the intent of Council to maintain municipal services at a similar level to that which now prevails”*. My interpretation is that if this amendment goes through, Council should not be providing municipal services to that property. If Council decides to go ahead with providing municipal services, it should seriously consider doing it at the going rate for water and sewer. Adding approximately 200 people on both systems will have an impact. Lets not kid ourselves.

Section 3.20 indicates that uses in areas designated are mining, aggregate extraction and other resource production activities. A Bunkhouse/Camp is not a resource production activity, conservation wildlife management or low intensity recreational use. It is high density, high impact and certainly not recreational use.

Section 3.23 states that *“Council may request the proponent to provide information to determine compliance with the Official Plan, including an environmental impact assessment, landscaping and rehabilitation plans.”* None of these measures seem to have been asked of the property owner. If they had been asked, they should have been accessible to the public as this temporary re-zoning will have and already has a major impact on Picnic Lake. You cannot fill in a swamp/fen that filters a lake without major consequences to the water quality, the fishing grounds, the flora and the fauna that lived on that property and to the quality of life for the permanent and seasonal residents of Picnic Beach Lake Rd and South Beach Rd. Pages 11 and 12 of the Nuclear Waste Management Organization Environment Report – Township of White River, Ontario 2014 Phase 1 Desktop Assessment indicate the endangered birds and animals that may have lived on that property. There are anecdotal reports of some endangered birds and invertebrates. Many or all of these are either threatened or special concern species living on the property. They include the bald eagle, barn swallow, black tern, Canada warbler, chimney swift, common nighthawk, olive-sided flycatcher, rusty blackbird, short-eared owl and eastern whip-poor-will. The monarch butterfly and rusty-patched bumblebee were often seen on the property before their environment was destroyed. For many years when we went to the lake in May and June, butterflies would be covering sections of the road. That has not been seen since their habitat was destroyed. I have personally seen bald eagles, Canada warblers, barn swallows and rusty blackbirds on that property. Council has dropped the ball in keeping our diversified birds and invertebrates safe well before the application for temporary zoning was presented. This application has sounded the death knell. Now Council needs to put in a remediation strategy.

Section 3.24 states *“Where in the opinion of Council a proposal would have detrimental effects on the environment, or would not be in the best interests of the municipality, the proposal will be denied.”* Had Council done its homework properly for the last 3 years while this property was being stripped of everything of value, maybe, just maybe, the proposal would have been denied. Sometimes turning a blind eye is the worst strategy to use.

Section 3.26 c) states *“they do not create a traffic hazard and have only a limited number of openings for which vehicle exits and entrances.”* According to the Associated Engineering Traffic Impact Brief dated March 30th 2020, all traffic will turn onto Picnic Lake Beach Rd and all traffic will leave from the same entrance. That is a traffic hazard with major accidents waiting to happen.

Section 3.26 d) states *“the amenity of the surrounding rural areas is adequately protected.”* The rural area has lost significant value with the stripping of the land. It has lost environmental value as well as aesthetics and recreational value. The rural area will be flooded by noise and lights for at least 3 years. The noise level of a 24 hour Bunkhouse/camp will have a detrimental impact on the natural resource of

the area. Also the dark sky will be lost. This will have an impact on the residents and the nocturnal animals living in the immediate area. Picnic Lake will not be able to sustain the damage because of the filling in of the property as now there is one less large natural system for the lake to keep healthy. In the long term, as in the years before the spawning beds were rebuilt at the culverts, the fish population will suffer greatly and so will the water quality.

Section 3.26 f) states “*adequate open space is provided around the commercial or industrial use so that a buffer of trees, shrubs or fencing is provided...*” The majority of the large, old growth trees have been torn down. In some areas, there is no buffer to the lake as the trees were cut into the 66 foot MNR easement. Lights and traffic can be seen from Highway 631 to South Beach Rd. We can clearly hear the traffic from our camp which is past the public beach. There is no more tree buffer. Also, a bunkhouse/camp is not a commercial or industrial use of the land.

Section 3.26 g) states “*an acceptable method of sewage disposal and potable water supply can be installed to the satisfaction of the Ministry of the Environment.*” The application does not state how the sewage disposal will be handled or how the site will get its potable water supply. If the Township anticipates providing both or if both are to be handled privately, it should have been in the application.

Under Recreation Residential page 21 of the Official Plan, it states “*An amendment to this plan will be required to permit new areas of recreation residential development.*” It is my wish, that after the temporary zoning has elapsed that the property NOT be granted the Recreation Residential designation or any type of residential or commercial, industrial designation. In the late 1970s and early 1980s, a lake capacity study was done for Picnic Lake. After asking a few times at the Township for a copy, I was told they did not have the study. After contacting various ministries (MNRF, Fisheries and Oceans, MOE), I was told that those types of reports rest with the municipality. As the town does not seem to have that study or any up to date studies of Picnic Lake and its surroundings including the property being discussed at this meeting, it is incumbent upon them to get with the times. Without a thorough study to base a designation of Commercial, Industrial, Residential, multiple or recreation, these designations should NOT be entertained.

Under Section “C”- Planning Information, page 2, number 7.

The Notice of a Public Meeting indicates that the purpose of the application is to permit the establishment of a bunkhouse facility for 3 years. Number 7. page 2, rezoning/variance request is for Residential Multiple. It is not a long stretch to think that after 3 years the next zoning request will be Recreational Residential. There are no safeguards in place that I have read that will stop this property from becoming seasonal or residential now that the natural resource designation could be removed on that property. It is imperative that Council put in safe guards to ensure that after three years, this property revert to its original designation. Not doing so will ruin a very valuable asset to the town. It will also devalue the properties already on the lake and be an extreme eye sore for those travelling on that stretch of the highway 631. That is certainly not the way to attract tourism to the area.

On the application, page 3 number 8, Reason for the rezoning/variance indicates “*...This will be for only 2 years duration with removal after this limit.*” Seeing as there is no start and end date, we have no clue how long that 2 year designation will last. Also, the Application and Notice of meeting should say the same thing, 2 or 3 years. Tiny mistakes like that leave the door open to interpretation and abuse. The application does not explain how the site will be cleaned and what type of remediation will be done or a timeline for it.

Traffic on highway 631 and Picnic Lake Beach Rd.

A traffic impact study was conducted by Associated Engineering. The brief is dated March 30th 2020. I would like to bring attention to the following.

There is no date as to when the study was done except for March 30th, 2020. We can assume that was the date of the study from figures 4-1 and 4-2 page 5 as the photos were taken in the winter. As we all know, the middle of winter is not high volume traffic on Picnic Lake Beach Rd as there are only 2 permanent homes. It is also not a high traffic time on highway 631 as few tourists travel at that time of year. The results of the study are erroneous because of when it was performed. A totally different outcome would have been noticed had the study been done in July or August of any year. As a user of the road between May and October of every year since 1980, there are hazards that are not in the report.

- The residents of the town walk to the Picnic Lake continually from late spring to early fall. There is no indication of the impact of the walkers. As there are no sidewalks or walking paths and the road is somewhat narrow for both vehicles and pedestrians, this constitutes a major hazard. Let's not forget the youth that bike to the lake. According to this study there would be an additional 47 vehicles using the entrance from highway 631. That is an incredibly low number when you take into consideration the bunkhouse/camp could house up to 200 people. When walking and biking people stay as close as they can to the gravel. More than once a speeding vehicle has gone over the white line on 631. You cannot walk in the ditch as that is what it is, a ditch with murky water for most of the summer. Though the beach road is "ditched", that stagnant water stays in because the culverts are not graded on a downward slope to release water any place. If a person has to make a fast exit because of a speeding and inattentive driver, there is no place for them to go. We will not talk of flying rocks from the road bed. With 200 more people possibly living and using the beach road and 631 intersection, the chances of an accident have been increased immeasurably.

- Though the speed limit is supposed to be 50km/h on the beach road, we all know that most drive at a much higher speed. Add more vehicles travelling to the lake, turning onto the lake road plus people walking on a gravel road not quite wide enough and think of the consequences.

- As we all know, there are many log and chip trucks all day long on Highway 631. Now add the tourist vehicles. Many do not follow the 80km/h speed limit. There are accidents waiting to happen when people will want to turn right and head for work or turn left to go back to the bunkhouse. All of a sudden there is a fully loaded transport or an inattentive tourist that is gawking at the not so good looking and stripped land on your rear because you cannot get to speed fast enough or you are stopped, waiting to enter the beach road. Again, this is a recipe for disaster.

- Keeping to the study's timeline all vehicles would come in within 2 hours and leave within another set of 2 hours. Bunkhouses/camps hold more than personal vehicles. A bunkhouse/camp is a 24h work facility. The in and outs will be constant. It will be a refuelling station for work vehicles and that will include large trucks such as dump trucks, water trucks, buses, work pickup trucks, mechanic's trucks and many other types of vehicles. Definitely more than 47 vehicles coming and going at all hours of the day.

- The study did not note the impact on the road surface or the fact that the residents of Picnic Lake Beach Rd and South Beach Rd use a garbage bin that is situated across the property. I know it is not in

the scope of a traffic study to touch on the garbage bin. But this worry, though menial to some, it is worrisome for those to whom the bin was originally designated.

- Figure 1-2, page 3 shows the placement of the Bunkhouse/camp totally different from the sketches included on the Notice of public meeting and the Information sheet. Not giving the same information to all concerned leads to a lot of questions. If this was done to mislead, it did not work and it cannot be considered an error. There is too much at stake here and the zoning request needs to show exactly where the bunkhouse and amenities (kitchen, fuel tank, septic system, parking lot...) will be established. Let's not forget that the property is still within a flood plain though the management (stripping of vegetation and addition of solid roads) has probably greatly affected the ability of the flood plain to accept excess water during a flood which could lead to flooding of the property in question as well as the properties surrounding Picnic Lake.

Impact on Picnic Lake and residents (in no particular order)

1. Real and perceived devaluation of the properties on South Beach Rd and Picnic Lake Beach Rd.
2. Greatly increased use of the public beach. The beach parking is not equipped to handle that many new vehicles. Let alone the fact that most people, right now park on the picnic area and the beach itself.
3. The wear and tear on Picnic Lake Beach Rd. When the road was rebuilt, the final surface was large rocks. These have sunk in somewhat over the years, but make the road difficult and dangerous to drive. More vehicles, more ruts, more broken windshields. Grading of the road is infrequent and that does not add to the security. Also, as mentioned before, the culverts were never installed properly, therefore the water becomes stagnant and does not flow anywhere. There is no place to move if you are walking or biking and someone barrels down well past the posted 50km/h.
4. Beach garbage. Every year for many years, I have had to go to the Township office and ask them to empty the one and only garbage bin on the beach. With that many more people using the beach, the Township needs to keep the beach clean of garbage including broken glass and needles.
5. The loss of the night sky and the added 24 hour noise from the bunkhouse facility as well as highway 631.
6. The impact on the animal population and fishing population. Let's not forget that the lake is under Special fishing regulations.
7. The high probability of flooding up to and past the camps now that a major portion of flood plain has been filled in without consideration of the consequences to the local residents or the environment.
8. The danger of losing potable water for the residents all around the lake. The majority of seasonal residents draw their water from the lake. One spill or leach into the lake and we will no longer be able to use that water. Also, one spill or leach and the town loses its public beach. Closed beaches do not make for added tourism. Especially a beach that is easily accessible.
9. Boat traffic. It is a guarantee that those living at the proposed bunkhouse will want to get out on the lake. That is fine. They will be using the boat ramp which has no real parking. It does not take a genius or an engineer to figure out that someone will build a boat ramp in the area of the property that was cleared right to the lake.
10. Loss of habitat to the local animals, birds and invertebrates. The lake residents and many town residents enjoy looking and hearing them. They are now displaced and possibly gone forever.
11. Garbage on the lake road. It is hard enough to keep the lake road somewhat clean during the summer. Some walkers and bikers pick up on a volunteer basis. At present the residents use a bin that was supposed to be for the use of the residents of Picnic Lake Beach Rd and South Beach Rd only. Over the years, this mandate was changed without input from the residents. We now have no clue if that bin will be filled with garbage from the bunkhouse or if we will have access to a bin.

12. Motorized vehicles. Though the Township does have a bylaw regulating the use of quads and side-by-sides, it is often ignored. More than once Picnic Lake Beach Rd and South Beach Rd have been used as drag strips. The public beach itself has also suffered over the years from people driving their vehicles onto the beach, spinning and getting stuck. This will intensify. So will the use of snowmobiles on the lake during the winter. During the off peak season, the security of the seasonal residences properties will be compromised.

Final comment

Who benefits from the rezoning of the property? I have an idea as to whom will benefit. I also have a better idea as to who will directly not benefit; the residents of Picnic Lake Beach Rd, the residents of South Beach Rd; the walkers and bikers to the town beach; Picnic Lake itself (fish and wildlife); the animals that used that particular property as habitat as well as the flora that was lost.

Will the Township benefit? Maybe, but to the detriment of what and to what extent? If the Councils and Mayor of previous years, as well as the current one and Township employees done their proper homework from the beginning, they probably would not be in the position they find themselves in today.

Patrick & Linda Leadbeater
152 Tukanee Lake Road P.O. Box 91
White River, ON P0M3G0

May 16, 2020

The Corporation of The Township of White River
102 Durham Street P.O. Box 307
White River, ON P0M3G0

Re: Lands CK71, Part 5, Plan 1R-10305, PCL 3000 (for temporary use)

We are writing this letter today, in opposition of the property as stated above.

Our intentions are not to stop the development or progress within the town of White River, however we are upset that locals to the area were not given an opportunity to express their questions or concerns surrounding the addition of an industrial site. It is to our belief that this new development and the way it has been handled by involved parties, has left many locals to rely on word of mouth, as opposed to factual and reliable information from our township itself.

As long-standing neighbours to this property, we have many questions and concerns surrounding its intended use and the impact it will have on residents and their homes in the proximate area. These concerns include (but are not limited to) areas of environmental harm, property values, and the safety/security of residents if an industrial site were to be established. All of which we will go into further detail below.

With plans to utilize this property as a bunk house, housing up to 150-200 non-local workers, we are questioning why this project was not sought out in an more industrialized area? It is to our understanding, the application was originally intended to be for 2 years, and now in this letter is has already changed to 3 years. Would you be able to answer why that is, or if this is true?

We are questioning why proper protocol was not followed in accordance with the *Ontario Land Use Act*, as well as the *Northern Ontario Municipal Act*? And why the community was not informed of the intended land uses for this property when the application was submitted?

Furthermore, to our knowledge there has been no further amendments to the 1984 "flood plane" document that was put in place by the township of White River. With that being said, we would like to know if there was or is someone monitoring the property in regard to engineering specifications? Was an environmental risk assessment completed? Was there consideration of the *Fish and Wildlife Act*? Are there documents to support all of these considerations? If so, we would like proof of this if possible.

We have much worry with regard to increased noise and dust transferring over to our properties. With this, we are VERY concerned about the deflation of property values belonging to the area. Would you like to look at an industrial site from your once peaceful lake home? Not many would.

Not only would an increase in traffic, noise, and dust lead to depreciation, but another MAJOR factor would be safety. Currently in this area, many locals have chosen a home where they can feel safe with their family while enjoying the peace and quiet lake living has to offer. Would you like hundreds of men and women from all over the country/world, wandering around your secluded area? We think not. We feel as if home owner's privacy and security is being violated. This is probably one of our biggest concerns. People - whether they have children, or live by themselves - do not want to live in an area with many unknown transients lingering at all hours of the day. According to Maslow's Hierarchy of needs: safety and security is an important factor contributing to a persons' overall health. We would hope the township would put the health and wellbeing of their residents first, but it is not looking that way from what we currently know. While development is important, it is also important to protect the residents of the community.

In conclusion, we believe there are other options and avenues that can be established for this camp. We want to see White River succeed and grow, but not at the expense of its residents. There must be other options or areas that will be of benefit to both the industry sector, while taking into consideration the residents of White River who have spent many years supporting and dedicating their lives to this town. This is a very scary time for us, and the unknown is an uneasy feeling.

We truly do hope you take our concerns into consideration, as they reflect not only our own, but those of many who live in this area.

If you would like to further discuss any of the information above, we can best be reached by telephone at (807)822-2452 or via email at lindaleadbeater@hotmail.com

We thank you in advance for taking the time to read our letter.

With kind regard,

Patrick & Linda Leadbeater



Jeanne and Kevin Morgan
Box 301
600 Picnic Point
White River, ON
P0M3G0

Reeve and Council
Township of White River
50 Durham Street
White River, ON
P0M3G0

May 16, 2020

Dear Reeve and Council,

We write in regards to the planned meeting discussing and deciding on the re-zoning of the property on the corner of Picnic Beach Road and Hwy 631, that is being rezoned from farmland to commercial. This property was used by the Spadonis for grazing and housing cows and chickens and planting potatoes before zoning plans existed in White River. The remnants of these buildings still exist on the property. As a point of clarification, it was zoned farmland not "hazard land" as rumours have it. We understand that the rezoning is being requested to allow for the temporary installation of the Vallard Crew residential camp for a period of 3 years. This requested rezoning and its timing is coming at a very advantageous time economically for the community with the drastic decline of the economies of all businesses in White River due to Covid-19. Having this camp would give practically all the businesses that are currently open a huge boost and would support the opening of those that are currently closed. This would all occur without the loss of staff to current businesses.

In touring Marathon last week, we drove by the Vallard camp on the far side of town. It was in a commendable condition as to the neatness, layout, and design of its overall property. One would expect no less than the same standard for this enterprise.

One must also consider how important this East-West tie line is to the overall economy of White River and the whole north shore. White River could not expand with the construction of the co-generation plant as well as entertain any other economic development because of the insufficient supply of electrical capacity of the current hydro grid. Harte Golds expansion and construction of their processing capabilities was complicated by lack of power supply.

From a municipal point of view, this property would start paying sewer, water, and property taxes as soon as it is up and running and would boost the income of the township at a time when many current tax payers are probably not paying these expenses on their own properties due to the Covid situation.

The municipality needs to look at the picture from a 12 month of the year viewpoint and beyond.

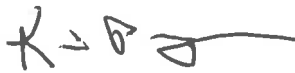
The township can't keep making the same mistakes. They should be trying to accommodate companies attempting to do business in our town not driving away the possibilities of economic development like they did to the Hemlo development!

We've heard concerns that the beach road is used by children walking to the beach. We only wish that this negligible foot traffic was more evident. To accommodate this presumed issue, the current path of the beach road could be relocated north of it's current location that actually exists on the subject property. This would give local foot and vehicle traffic and the Vallard vehicles separate road access to the properties of their concern.

We, too, have a vested interest in our continued enjoyment of Picnic Lake; but, we have seen no impact by the White River Forest or Harte Gold bunkhouses on the traffic level of the lake.

Having this property filled, preps it for future development.

As a nearly adjacent property owner, we support the change in zoning of the property in question.



Jeanne and Kevin Morgan

From: Tina Forsyth cao@whiteriver.ca
Subject: FW: Proposed temporary use zoning by-law amendment
Date: May 15, 2020 at 11:54 AM
To: Chris Jones Chris_MPlanningServices@rogers.com



THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

Tina Forsyth CAO/Clerk/Treasurer ~ 102 Durham Street, White River, ON P0M 3G0 ~ (Ph)807-822-2450 ext 206 ~ (Fax)807-822-2719 ~ (Cell) 807-229-7318 ~ (Email) cao@whiteriver.ca ~ www.whiteriver.ca

From: Elise Bond [mailto:picniclake@gmail.com]
Sent: Friday, May 15, 2020 10:30 AM
To: cao@whiteriver.ca
Subject: Fwd: Proposed temporary use zoning by-law amendment

Elise

Begin forwarded message:

From: Elise Bond <picniclake@gmail.com>
Date: May 13, 2020 at 3:34:50 PM EDT
To: Elise Bond <picniclake@gmail.com>
Subject: Proposed temporary use zoning by-law amendment

The Corporation of the Township of White River
102 Durham St., P.O. Box 307
White River, Ontario
P0M 3G0

Attention: Mayor and Members of Council and Ms. Tina Forsyth, CAO

Re: Proposed temporary use zoning by-law amendment
CK 71, Part 5, Plan 1R-10305, PCL 3000
Proposed bunkhouse/accommodation facility

May 20, 2020 Public Meeting

I am Frances Elise Bond, owner of seasonal residence at 207 Picnic Lake Beach Road and I am Randall Douglas Bond owner of the seasonal residence at 206 Picnic Lake Beach Road.

After reading the entire document issued by David Collinson (owner of the seasonal residence at 209 Picnic Lake Beach Road) and his partner, Barbara Jeffery Collinson, our concerns are:

1. The integrity of Picnic Lake and the impact on it's ecosystem.
2. The continual maintenance and our safe use of Picnic Lake Beach Road as this route is our only access to our properties.
3. The location of the proposed fuel storage tanks and yard in proximity to the Picnic Lake shoreline.

We herby request notification of Council's decision on this matter.

Yours truly,
Frances Elise Bond
Randall Douglas Bond
9685 6th Line
Georgetown, Ontario
L7G 4S6
905-877-4941
Sent from my iPad

May 15, 2020

Dear People

It's not fair that the people are building by the lake. I am growing up and I like spending my summers on Picnic Lake. It is my safe space to play and be a kid without having to worry about people with big trucks and vehicles coming near.

The summers in White River are my time to see my cousins who live far away. I come from Winnipeg and our family drives that far every year so we can see our family who also grew up in White River.

The other people who live nearby are probably ticked off too. There are a lot of people who have their camps or homes and who grew up there too. It will get too big. I'm worried that the fish and animals that live on the lake will be hurt. They go there too because it is safe and we are kind to them... so they stay.

It is so calm there and we get to relax. My brothers, cousins and I get to adventure without strangers near. Why do you have to put it by the lake?

I know this isn't much but please find another spot to build it. There are kids who like to go down the road to the beach. It wouldn't be a great spot for you either. With big trucks and kids walking around it won't be safe. Even if you do build it there I know other people will be going up and down the road by your property too.

You might not like the Mealey's but please let me have my peaceful summer.

I never met my grandpa Larry and I bet he would be fighting for this not to happen to the lake either.

Sincerely

Ella Holmes

10 years old

daughter of Kerry Mealey

daughter of Late Larry Mealey

May 15, 2020

Dear People

It's not fair that the people are building by the lake. I am growing up and I like spending my summers on Picnic Lake. It is my safe space to play and be a kid without having to worry about people with big trucks and vehicles coming near.

The summers in White River are my time to see my cousins who live far away. I come from Winnipeg and our family drives that far every year so we can see our family who also grew up in White River.

The other people who live nearby are probably ticked off too. There are a lot of people who have their camps or homes and who grew up there too. It will get too big. I'm worried that the fish and animals that live on the lake will be hurt. They go there too because it is safe and we are kind to them... so they stay.

It is so calm there and we get to relax. My brothers, cousins and I get to adventure without strangers near. Why do you have to put it by the lake?

I know this isn't much but please find another spot to build it. There are kids who like to go down the road to the beach. It wouldn't be a great spot for you either. With big trucks and kids walking around it won't be safe. Even if you do build it there I know other people will be going up and down the road by your property too.

You might not like the Mealey's but please let me have my peaceful summer.

I never met my grandpa Larry and I bet he would be fighting for this not to happen to the lake either.

Sincerely

Ella Holmes

10 years old

daughter of Kerry Mealey

daughter of Late Larry Mealey

To: White River township
From: Brad and Julie Lundquist
Re: Proposed rezoning issue.

May 15 / 2020

To the Reeve and town councillors,

We would like to put in our opinion of the above issue coming up for review. Where to start? So many things come to mind.

1 -- First of all, we do not feel that putting a construction camp near a lake is the ideal location. Im sure you can see the destruction that has been done to the area over the past year or so. Yes, some may say, its private property, they can do what I want with it. However, with doing work on your property, infringes on others in the area, including damaging the environment, we have issues. Ashes have been buried on the property. I personally talked to the MOE representative from the Sault, and she was assured that the ashes were removed. Well, that was not the case, and now she has given until the 19th to get this done. So we have someone not being truthful with MOE. Not good!!! What type of individual would take ash waste from the mill (who is paying that individual to dispose of the ash in an environmentally safe manner).....and bury it near a lake?? Obviously not someone with concern for the environment. Many of the trees have been taken down, and this affects many people on the lake. At our place on the lake, vehicles can now be seen driving down 631 and nights because so many trees have been removed. Im thinking that this may not have been done in a proper manner, because it seems that the bulk of the work was done, before consulting anyone on this. To me, and many others, its common sense NOT to put up a camp like this near a lake. Its not a commercial or industrial site, so why are we even reviewing this area?? We feel that the destruction of the forests, filling up the property with fill, essentially taking it away from being a low lying area, and providing some relief to the lake residents at times....shows nothing but total disregard for the lake residents, the environment, and generations of people who either live on the lake or even come to visit. (you can call it what you want and the govt can change the classification as they did. However, when the water rises, we all know this is where it pools quite often)

2 -- With Valard construction tentatively coming to this site, with anywhere from 150 to 200 people....there are issues with the Covid 19 to deal with. We have not dealt with this type of virus before. So why would we expose the community (who has been very fortunate not to have any cases,) to this virus?? We have to be careful of this. Im sure that Valard has policies and procedures on this. However, keep in mind that even when policies and procedures are followed to a T....there is always the variables that come into play. When the space challenger exploded after taking off from launch, hundreds of thousands of pages of protocol were followed. Nothing is 100% sure. Is it worth the risk???

Plus you have the issue of numerous vehicles going in and out of this area. I have grandkids living on the lake. With these kids biking to town, I absolutely don't feel comfortable having them drive by this high traffic area. Residential area is one thing....but a high traffic construction area??? Not an ideal situation.

The kids live there. They bike into town. So, as parents and grandparents, we put measures in place to protect the kids. **The camp is not there!!** . Keep it that way, and move it elsewhere. There is ample time to find another suitable spot, should the council decide to go ahead even with the Covid issues. In most places, putting a construction site adjacent to a residential area, is taboo. For good reasons.

3 – I would also have to question why this was allowed to go on for so long, if all the rules and regulations were not being followed?? From communication with people that have much experience in this field, its not even close to be a proper procedure. So why was there not a halt put to it??

I realize that the town does not have a bylaw enforcement officer, from what I understand. However, there are still routes to take. Its unfortunate, because the damage has been done. Its also a small town, and it was common knowledge that this was being done.

4 – This is apparently supposed to be for 3 years. All you have to do is take a look at the property now, even before the rezoning, and you will see what you are in for. This contractor has a track record of storing whatever they want, where ever they want. All you have to do is look at the area by the township office, and the old liquor store. Need I say more? As it is now, there are old CPR buildings cut in half, storage tents, etc. It's a real nice way to welcome visitors to town. Again I say, that is not the area for this. Promises can be made to say, it will be cleaned up. However, look at past practice and fact is fact.

So in summary, directly to the Reeve and town council.....if you approve this rezoning for this property, in our opinion, you are condoning the work done in this careless fashion, and that is not a good policy. People in the area are not happy, and this is who it concerns. We have one lake in town for our kids, and future generations to enjoy. If you have kids, perhaps you realize just how important keeping these nature areas to the best we can keep them. All in all, picnic lake has done quite well over the years. Don't throw that way, at any cost. Nature areas are becoming scarcer and scarcer.

I would sincerely hope, that you listen to the people. The people, who are affected by this, are many of the same people that voted you in, to listen to their concerns, and be a spokesperson for them. It certainly appears that this camp is not wanted in this location.

Regards,
Brad & Julie Lundquist.

From: Tina Forsyth cao@whiteriver.ca
Subject: FW: Resining at picnic lake
Date: May 18, 2020 at 1:36 PM
To: Belisle Builders allprobelisle@hotmail.com, Chris Jones Chris_MPlanningServices@rogers.com



THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

Tina Forsyth CAO/Clerk/Treasurer ~ 102 Durham Street, White River, ON P0M 3G0 ~ (Ph)807-822-2450 ext 206 ~ (Fax)807-822-2719 ~ (Cell) 807-229-7318 ~ (Email) cao@whiteriver.ca ~ www.whiteriver.ca

-----Original Message-----

From: Richard McCaig [mailto:r_mccaig01@hotmail.com]
Sent: Friday, May 15, 2020 12:17 PM
To: cao@whiteriver.ca
Subject: Resining at picnic lake

I don't agree with the rezone project proposed for the picnic lake area. Has a home owner on the lake I don't see it appropriate to put in a commercial camp housing people here. I feel that there is no economic advantage to this project for the community. The area is quiet and a camp will bring nothing but trouble not to mention the increase traffic on the road and the lake. Richard Mccaig
Sent from my iPhone

Proposed Trailer- Bunkhouse Camp at Picnic Lake area White River

Comments:

A trailer bunkhouse camp for over 100 men for a three years period at the beach road near Picnic Lake would create the following:

- *A very high risk of COVID 19 being introduced to W.R. and area.*
- A lot more people and vehicles using our small local beach and beach road during the summer.
- A lot more garbage at the beach on the road on the trailer site and in the lake.
- A lot more watercraft and people using Picnic Lake.
- A lot more Traffic starting early in the AM and continuing until late in the PM at the Picnic lake area and Hwy 631 corridor.
- A lot more noise from the camp, more vehicles and the people staying there.
- More pollution on, near, and in Picnic Lake.
- A lot more strangers on our beach with our local kids.

These are just some of the issues that all user groups and property owners on and near Picnic Lake will have to deal with should this Bunkhouse/Trailer camp proceed.

Questions:

Should this Bunkhouse/Trailer camp proceed will alcohol be allowed on site or will

it be prohibited?

(COVID 19)
Will there be tests/isolation for workers leaving and returning to White River?

For the following reasons:

- (1) All the unanswered questions surrounding the development approvals and evaluation stages on this property prior to and during development leading up to its current state.
- (2) The lack of local public/adjacent property owner consultation re development on this property.
- (3) The perceived future and current visible Negative Impacts this development has had upon the Picnic lake terrestrial and aquatic ecosystems/ and other property owners.

I cannot and will not support this proposed amendment of our municipal by-law for any type of Bunkhouse /Trailer Camp /Work Camp /site at or near the Picnic Lake area in White River at this time.

Signed Sincerely:

Brian Trealey

*ATT: Mrs. Tina Forsyth,
Township of White River*

The scenic drive to Picnic Lake is being destroyed. Trees have been cut and buried. The Wetland that once held many species of turtles, frogs and birds is being filled with toxic waste from White River Forest Products plus hundreds of loads of gravel. What has been done shows a total lack of respect for the environment and for our community.

Picnic Lake, Kobinobakeeagama, Lake at the foot of the big hill (The Pimple), is a beautiful asset to our community, White River. Yet, it is becoming just another commercial entity on a path of greed that serves a few and leaves us, the community, with less and less of what was once a beautiful place for all to enjoy.

Mrs Tookenay, an Oldtimer who lived beside this Wetland would be appalled by its current destruction. We all need to be more respectful of our environment and of those who cared for our White River, the Lake and river that defined the town. Our forefathers are watching.

Brian Mealey

From: Tina Forsyth cao@whiteriver.ca
Subject: FW: By-Law Amendment/May20,2020 Public Meeting
Date: May 14, 2020 at 2:02 PM
To: Chris Jones Chris_MPlanningServices@rogers.com



Chris,
Nextbridge is going to be calling Mr. Boyar about their covid procedures,
and possibly forwarding them their 220 page covid plan.
Tina

THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER
Tina Forsyth CAO/Clerk/Treasurer ~ 102 Durham Street, White River, ON P0M
3G0 ~ (Ph)807-822-2450 ext 206 ~ (Fax)807-822-2719 ~ (Cell)
807-229-7318 ~ (Email) cao@whiteriver.ca ~ www.whiteriver.ca

-----Original Message-----

From: avis boyar [mailto:avisboyar@gmail.com]
Sent: Thursday, May 14, 2020 1:37 PM
To: info@whiteriver.ca; cao@whiteriver.ca; Info@nextbridge.ca;
healthyworkplaces@algomapublichealth.com
Cc: James Fyshe <jfyshe@fyshelaw.ca>; sarah Hvezda <quadrasarah@gmail.com>
Subject: By-Law Amendment/May20,2020 Public Meeting

Attention: Mayor and Members of Council
Ms Tina Forsyth, CAO

Please ensure that I am included as a participant at the White River virtual
May 20,2020 Public Meeting.
I wish to submit my opinion re the proposed temporary use zoning by-law
amendment for the purpose of a temporary work camp for the workers on the
East-West Transmission Line.

As a physician, I have URGENT public health concerns about a proposed work
camp for workers on the East-West Transmission Line project in White River
ON.

I was recently alarmed to learn about a meeting on May 20 for approval of an
application for the re-zoning of a portion of a residential area in White
River to support an industrial project. I understand a landowner has
applied for re-zoning, for the purpose of building a temporary work camp for
up to 200 Nexbridge workers. If re-zoning is approved and a camp is built,
literally in the middle of a residential area, the public health effects
related to the covid19 virus would certainly be disastrous for the residents
of White River and local small and large businesses.

In reviewing the Nextbridge Website regarding the East-West Transmission
Project, I noted a written expression of concern about potential impacts
this project may have on communities, with an indication that public input
would be welcomed.

Thus I have been in touch with Nexbridge. I suggested they urgently review
their intention to move forward with a temporary work camp at the proposed
site. If they have already reviewed the plan in the face of the COVID
epidemic, I stated that the residents of White River deserve to know what
public health measures have been planned to keep residents safe. Residents
need this information to make an informed decision regarding re-zoning at
the least. I have also been in discussion with officials at Algoma Public
Health and Algoma Healthy Work Places about my public health concerns.
Anxiety levels are already high as we learn to live with a dangerous virus
in a community with stretched health care supports.

As a physician, it is my belief that it would be dangerous and inappropriate
to build a large work camp at the particular site proposed in White River.
I do not support an amendment for the re-zoning of this particular area in
the face of the COVID epidemic.

The East-West Transmission Line is an essential project and I know there are
many other safe and appropriate sites to house workers and equipment

many other safe and appropriate sites to house workers and equipment.

I appreciate the work you do for the Township of White River. Thank you.

Please notify me re how I will be participating virtually at the May 20 meeting.

Yours sincerely,

Dr Avis Boyar

avisboyar@gmail.com
1 403 803-0176

Picnic Lake Road
White River ON
P0M 3G0

From: [REDACTED]
Subject: May 14, 2020
Date: May 14, 2020 at 8:24 AM
To: [REDACTED]

May 14, 2020

caq
ethic

Re: temporary zoning amendment of Restricted Area Zoning parcel Hwy 631

Dear Mayor and Council,

Please be advised we are opposed to a temporary rezoning application for the parcel of land adjacent to Hwy 631 on Picnic Lake for three years, and generally opposed to any commercial development (i.e. a trailer park) of this land in the future.

Although a site plan didn't seem to exist for public review during the three-year development of the land we are hopeful that all permits were in place before work commenced on this marsh area for what looks like a new subdivision complete with a street sign.

We also hope to hear that oversight of the development was taking place from the beginning by various provincial ministries that protect the laws and public's interest.

Our concern is that this small lake was determined to be at capacity for development by the government many years ago and a 200-man bunkhouse with all the attendant vehicles, traffic (watercraft, potential for overfishing, stressor to fish habitat and waterfowl) will seriously burden the environment on the lake and in this residential area.

We are concerned that flooding, now that the marsh has been filled, will pose an enduring threat to adjacent residences. Water covered Hwy 631 at the culvert in the flooding of 1992.

We support economic success and development in White River and support Nextbridge (Valard) installing a bunkhouse in town but it's our opinion that a more suitable site should be looked at, for instance, the industrial park where one bunkhouse facility already exists, (White River Forest Products bunkhouse is across the highway) Belisle Builders construction lot on the highway, Crocker Lake or adjacent to the C.P. Rail bunkhouse. We own a camp property (1984) on Lyndale Road Picnic Lake and lived in White River for 20 years.

Due to current recommendations regarding travel we will not be attending the May 20 meeting in White River but would like to be linked to it. Our phone number is 1-807-933-0245.

Respectfully yours,

Bill Card

Heather Humphrey

19 Sherwood Street,
Collingwood, ON
L9Y0C5
May 13, 2020

The Corporation of the Township of White River
102 Durham St. P.O. Box 307
White River, ON P0M 3G0

Email: info@whiteriver.ca
cao@whiteriver.ca

Attention: Mayor and Members of Council
Ms. Tina Forsyth, CAO

RE: Proposed Temporary Use Zoning By-law Amendment
CK 71, Part 5, Plan 1R-10305, PCL 3000
Proposed Bunkhouse/Accommodation Facility
May 20, 2020 Public Meeting

My name is David Collinson and I am the owner of the seasonal residence at 209 Picnic Lake Beach Road. This submission is made on my behalf and that of my partner, Barbara Jeffrey Collinson.

My partner and I write these comments as property owners and seasonal residents, however our opinions, comments and questions are informed by our over 30 years each of municipal development planning and natural heritage policy planning experience within the Province of Ontario.

We take the position that the establishment of a Construction Camp and storage yard in the general vicinity of Hwy 631 and the Picnic Beach Lake Road in the Township of White River has been established in the Approved Environmental Assessment Document for the East West Tie Transmission Corridor.

That said, neither environmental studies nor analysis of impacts of the proposed Construction Camp and storage yard were undertaken as part of the Approved EA, which confined its detailed work to the Right of Way of the transmission corridor. Our concerns with this application therefore relate to the configuration of the White River Construction Camp and storage yard on the site and its impacts on Picnic Lake.

In our view, the Township has an obligation to consider the environmental impacts on Picnic Lake outside of the EA document. This view is supported by the EA itself, in that it

undertakes to respect municipal planning policy where appropriate (various undertakings in Appendix 23-I to the East West Tie Transmission Corridor).

Additionally, we are concerned about the future use of these lands after the decommissioning of the temporary use for the Construction Camp, but we recognize those concerns are not the subject of the Public meeting nor the Temporary Use Bylaw.

Supporting Information Inconsistent

A consistent consolidated site plan showing the boundaries of the property, the location of all buildings in relation to the boundaries, the parking area, the traffic flow, the natural features on and abutting the property, the contours of the land, potential grading and the 372.77 contour on the original grade of the property would help us understand the Owner's proposed temporary use. Instead we have multiple maps from different sources that appear to show inconstant information. We note that Section 4 of your application form requires the submission of 2 such plans and yet they were not presented.

In addition, how the configuration of the subject lands, which only a part of the owner's land was determined and what considerations went into this determination would be helpful,

Nonetheless, we have done our best to critically review the information that we have.

Preliminary Comments.

Our general areas of concern and questions regarding the detailed development can be grouped under the following headings and are discussed in greater detail in the following sections.

1. Impact of the proposed temporary use on the Natural Heritage features and water resource functions of Picnic Lake including but not limited to the water quality, fisheries, recreation, lake capacity and Regional flood elevation which cannot be determined without supporting studies;
2. Public Health and Safety relating to the proposed uses and ingress and egress from the site and adjacent features have not adequately been assessed and mitigated;
3. Decommissioning, rehabilitation and monitoring of the site in accordance with the approved EA after the temporary use bylaw lapses.

Also attached as an Appendix to this letter are a series of more detailed comments and questions that have arisen during our review.

In preparing this submission we have reviewed and relied upon the following documents:

- The Notice of Public Meeting dated April 29, 2020 for a Proposed Temporary Use Bylaw
- The Application for Proposed Rezoning or Minor Variance submitted by Belisle Builders dated July 11, 2019 and background information as follows:
 - Detailed site development plans, dated January 5, 2020 prepared by Valard Construction (Valard) as submitted to the Township of White River for this Rezoning;
 - A Traffic Impact Brief File 2020-5465 for the Temporary Worker Camp prepared by Associated Engineering, dated March 30, 2020.
- The various Environmental Assessment (EA) documents for the East West Tie Transmission line, dated July 25, 2017, Revised, February 15, 2018 and Approved by O. C 403-2019, March 21, 2019
- The Township's Official Plan (OP) dated May 1983, Revised September 26, 1983
- The Township's Recommended Zoning By-law (ZBL) 85-06, dated June 18, 1984 Revised December 5, 1984; and,
- The Provincial Policy Statement 2020

Discussion of Concerns

1. Impact of the proposed temporary use on the Natural Heritage features and surface water resources of Picnic Lake including but not limited to the water quality, fisheries, recreation, lake capacity and Regional Flood elevation which cannot be determined without supporting studies;

The subject lands are designated Natural Resource Area on Schedule A to the 1983 Official Plan for the Township of White River and may be subject to Hazard land policies pursuant to 3.42 of the Official Plan if they are below the flood elevation of 372.77 CGD.

The Natural Resource policies of the OP, commencing with Policy 3.20 contemplate mining, forestry, aggregate extraction and other resource production activities, conservation, wildlife management, and low intensity recreational uses as permitted uses. A construction camp is not specifically recognized, but other natural resources uses are sometimes permitted subject to a zoning bylaw amendment and the submission of supporting studies. In our view this intensive use, even though undertaken on a temporary basis, deserves the same careful consideration that the Official Plan requires be given to other uses.

Uses on the Site Require Clarification

The proposed use is variously described as:

- "A 200-person construction camp and associated storage yard footprint approximately 4.0 ha.... (DPP for Workfront 9 for the Ontario East-West Tie Transmission Line Project, Section 2.5 page 21);

- “150 – 200 person bunkhouse ...for 2 years” (Application for rezoning by Belsle Builders);
- “accommodation for approximately 176 people, an eating facility, a recreation facility, an office and roughly 120 parking spaces.” (extrapolated from the Valard site plan drawings) and;
- “an accommodation facility” and “a bunkhouse facility for a 3-year period” (Public Meeting Notice).

While there are similarities between these descriptions of the facility, there is no consistency, with the most comprehensive description being the range of uses taken from the Valard site plan. The EA document also contemplates the potential for an “associated storage yard” which may include above ground fuel storage tanks as well as storage for structural steel. The Temporary Use bylaw does not, at present, contemplate such other uses. However, the location of a fuel storage yard, in particular, in proximity to the Lake, even if it is 30 metres away from the shoreline (as contemplated in the EA document) and has containment and sumps for spills is of concern for it’s potential impact on the Lake’s fish habitat and water quality.

Can the Township of White River confirm that a storage yard and fuel storage facilities are not included in the development?

Location of the accommodation facilities and access road in close proximity to the Picnic Lake shoreline is proposed without supporting environmental impact statements.

We noted above our concern over the confusing number of drawings and the lack of a consistent consolidated site plan drawing. Both the approved EA document as well as the Public Meeting Notice appear to show the area of the proposed use to be farther removed from the Lake edge and closer to the intersection of Highway 631 and the Picnic Lake Beach Road than the detailed Valard site plan. In addition, Official Plan Policy 3.31 encourages the maintenance of a 60 metre no-cutting buffer zone along travelled roads, highways, lakes, streams and rivers on both crown and private lands within the Natural Resource Area designation. We recognize that this is not a prescriptive policy in the Township’s official plan, however, in the absence of additional supporting environmental studies relating to water quality, fisheries, recreation and lake capacity, it would appear that a minimum 60 metre setback would to be a prudent approach to protect the Lake ecosystems.

Further, the traffic brief shows an Access Road to be located between the proposed accommodation facilities and the Lake edge. This Access Road is not shown on the Valard Plans leaving one to question exactly how access to the parking area is to be achieved and why an Access Road would be sited so close to the shoreline of the Lake? Once again, there have been no general or resource specific environmental studies that would support this access location.

Flood Elevation of 372.77 CGD has not been mapped

To the best of our knowledge, there has been no survey to indicate the elevation of the subject lands in relation to the Regional flood elevation of 372.77 CGD. Lands around Picnic Lake below this elevation are, in our view, subject to the Official Plan Hazard land overlay and the related Official Plan policies. Policy 3.45 of the Official Plan indicates that no new buildings or structures, except those required for conservation, erosion control, flood protection, essential public services and other uses normally associated with water frontage such as parks, outdoor recreation, utilities and boat docking will be permitted in the Hazard Area. This provisions is also contained in the Zoning By-law

We also note that there has been significant vegetation removal and the fill addition on the subject lands over the past several years. If the lands were previously below 372.77 CGD before the fill additions, it is not beyond the realm of possibility that this fill has altered the location of the flood line on the subject lands and potentially raised the flood line on adjacent lands. In the absence of mapping of the flood elevation it cannot be determined whether this proposed use is within the flood plain of Picnic Lake.

We contacted Township staff for a copy of the 1983 Proctor and Redfern Flood line study, which is noted in your Official Plan and contains this information, but staff were unable to provide this to us.

Lack of Grading Plan and Storm Water Management Evaluation

A preliminary lot grading plan and storm water management evaluation have not been submitted in support of the application. Given the proximity of this development to Picnic Lake and the proposed uses, including a parking area for approximately 120 vehicles, the potential for fuel storage and access road adjacent to the Lake, a lot grading and storm water management evaluation would be necessary to determine the impact on Picnic Lake.

In addition, the EA anticipates that construction vehicles that enter the sensitive areas and access roads will be washed daily. If a washing facility is provided or vehicle washing is carried out on this site, this activity will be a particular concern if it discharges into the Lake.

It is our position that the storm water management on this site should be done to the LEED (2009) standards for quantity and quality in order to protect Picnic Lake.

2. Public Health and Safety concerns relating to the proposed uses and ingress and egress from the site and adjacent features have not adequately been assessed and mitigated;

Peak Hour Traffic Counts and Range

The traffic Impact brief identifies a peak hour assessment that does not respect the work hours identified in the EA for the East West Tie Transmission Corridor project for all workers. The EA identifies work hours for everyone from 0700 to 1900 hours daily. Therefore, while the Traffic Impact brief identifies the morning peak between 0500 and 0700, we believe that the maximum afternoon peak will occur later than the 1700 to 1900 hours identified in the brief, and will more likely occur between 1900 and 2100 hours. If we are correct in this assumption, the later traffic activity, including heavy vehicles, may disturb the quiet enjoyment of the evening hours for nearby residents.

Vehicle numbers, types of vehicles and parking lot surface

The proposed use is for approximately 176 people on this site and the Valard site plan shows only approximately 120 parking spots. It is not known whether this is a conceptual depiction of parking spots but since this purports to be a detailed site plan, it would seem that the full extent of the parking area cannot be determined without the depiction of the connecting aiseways to the Access Road. The EA indicates, under Health, that People movers may be used, where appropriate, to shuttle workers from their accommodation to the work sites. Is this a site for people movers? If not, does the Traffic Impact Study underestimate the number of cars that will be leaving this site before 0700 and returning after 1900 when all employees must be at work and return at the same time?

In addition, it is clear from the Traffic Impact brief that this morning and evening traffic includes heavy vehicles. Given the impact of increased traffic volumes as well as the potential for heavy vehicle use, how will this impact noise, dust and the condition of Picnic Beach Lake Road? Moreover, what Authority will be responsible for the maintenance of Picnic Beach Lake Road from Highway 631 to the ingress and egress to the subject lands, a distance of some 220 metres. Maintenance of this Picnic Lake Beach Road has been problematic.

Pedestrian and Non Motorized vehicle safety along Picnic Lake Beach Road

The Traffic Impact Brief does not take into account the use of Picnic Lake Beach Road as an access for recreational activities on the Lake and appears to minimize the "several" residential uses abutting the shoreline. More specifically, the Traffic Impact Brief fails to consider pedestrian and bicycle traffic that uses this road for beach access; nor does it propose any accommodation for safe passage to the Beach at least from Highway 631 to past the proposed access road to the site, approximately 220 metres distant from Hwy 631. This is a public health and safety issue that must be addressed prior to approvals.

Light Spill

The Valard site plan drawings show a number of floodlights directed, at the parking areas for security purposes, as well as external entrance lights to each “bunkhouse” structure. Notations on the plans indicate the floodlights to be 20 feet in height, 1000 watt Metal Halide Lithonia Lighting, Contour Series at a 45-degree angle. Our concern with on-site lighting relates to potential light spill from these systems and it’s potential to degrade the dark sky environment we currently enjoy at the Lake. We would request that Council ensure that all exterior lighting be dark sky certified or LEED (2009) exterior lighting compliant with LZ1 dark sky situations.

3. Decommissioning, rehabilitation and monitoring of the site in accordance with the approved EA after the temporary use bylaw lapses.

Section 4.1.2 of the October 2019 Detailed Project Plan (DPP) for Workfront 9 for the Ontario East-West Tie Transmission Line Project indicates “The White River Camp will be decommissioned following completion of construction and reclamation activities,... in Workfronts 7, 8 and 9. This will include clean up of all construction supplies and equipment, disconnection of service, removal of conveyance structures (e.g., piping, overhead wires etc.) and removal of temporary structures including dormitories, office trailers and fuel tanks. As the camp is located on private land, the EA notes that reclamation of the site will follow the standards negotiated with the private landowner.

This facility will be developed on full municipal services including a connection to the Municipal sewage system. The EA anticipates that this connection and piping will be removed during decommissioning of the site. Do the standards and undertakings in the private agreement in any way contradict the intent of the EA to completely remove all buildings and structures as well as services? To what standard will the decommissioning occur? Will the site be reforested after removing all fill that accommodates this facility?

We also note that the municipal sewage disposal line from the end of Allaird Street to the Construction Camp is located on private lands (we believe to be owned by Belisle Builders) that are not identified in the DPP for the Construction Camp nor are they part of the request for the rezoning before the Township. It is our position that the Township must ensure that this line is removed back to the end of Allaird Street as part of the Decommissioning of the Construction Camp.

It is our opinion that if this is indeed a temporary use, then at the lapsing of the bylaw, all improvements to the site must be removed in a timely fashion, including buildings, storage materials, temporary access roads on the subject lands as outlined in the EA, services including water and sewer with be unhooked and removed and the site returned at least to it’s pre-temporary use condition. How will the Township ensure this occurs. Will the Township require a Letter of Credit or Performance Bond or Agreements? Will there be a public review of the reclamation plans and by what mechanism will the site reclamation be ensured?

Summary

Our primary concern in addressing you this evening is the impact that this proposal will have on Picnic Lake.

In our view, Picnic Lake is a valuable and vulnerable sensitive area, with both permanent and seasonal residential properties. The Township and Ministry of Natural Resources and Forestry maintain a public beach on the Lake and a boat ramp facility. Further, Picnic Lake offers fishing, boating and swimming opportunities to both residents and visitors. Additionally, many seasonal residents rely on Picnic Lake, as a partial source for their daily water needs. The water quality of the Lake is of particular concern because of this. Residents surrounding the Lake do not have the potential to correct any water quality problems by connection to the Township water system without significant public and private costs.

In short, we are of the opinion that the Township and the interested residents must have additional information to understand this project and to be satisfied that this proposal protects the Lake ecosystems, and addresses the capacity of the Lake to support this use.

Thank you for this opportunity to address Council regarding our concerns about the proposal to allow, as a temporary use for a period of up to three years, a Bunkhouse or Accommodation Facility. We would also like to take this opportunity to thank staff for providing assistance to us in order to better understand this application.

Please ensure that we are included as participants at the virtual Public Meeting. We also hereby request notification of Council's decision in this matter.

Yours Truly,



David Collinson
19 Sherwood Street,
Collingwood, ON,
L9Y 0C5

Cell 705-606-3457



Barbara Jeffrey Collinson
19 Sherwood Street,
Collingwood ON
L9Y 0C5

Cell 416-705-7442

Copy via email to:

Francis Elise Bond	Randall Bond
James Fyshe	Linda Houston
Jane Mealey	Belisle Builders

Appendix- More Details of Issues Arising

The lack of information in the application to understand what is proposed

A great deal of work must have gone in to identifying the most appropriate location within the Belisle Builders lands, where the bunkhouse/Accommodation Facility is to be located. Both as the key map and detailed site plans show only a portion of the lands owned by Belisle Builders. The rationale for choosing this configuration and the site considerations that went into it would be beneficial to understanding the application.

A brief review of the aerial photograph (Map 9/9 of the site plan submission) seems to indicate the presence of a wetland/swampy area upon which the Bunkhouse/accommodation facility is located. There is no information to locate this natural feature or to assist in evaluating what the impact might be.

The lack of information contained in the East West Tier Environmental Assessment documents

There is no information specific to Picnic Lake in the Environmental Assessment.

Some information in the background documentation does identify private wells across the street from this site.

This site is outside of the study area boundary of the EA but is identified in the schedules as an access road.

All access roads are to be separated from the high watermark of a water body by a 30 m buffer.

Following completion of construction activities on the Project, all project components not required for Project operation will be decommissioned and reclaimed according to the general specifications outlined the Section 6.8 and 6.9 of the Construction Environmental Protection Plan (CEPP) (Golder 2018a). See Section 4.1.1, 4.1.2 and 4.1.3 below for a description of these general CEPP specifications. Refer to Section 1.4 of the Overarching DPP (Golder 2018b) for details on ROW maintenance and access during operations. (Work Area (DPP)

The Broader Planning Concerns

The use is proposed to have full municipal water and sewage services. If not removed in three years time this would appear to be a contravention of the Provincial Planning Policy Statement, which directs that such an urban expansion can only occur during a substantial review of an Official Plan (PPS May 1, 2020).

Is there any potential for contamination of the private wells that are in close proximity to this site?

The impact on Picnic Lake and environs

There has been no environmental impact report to evaluate the environmental Lake Capacity as required by the PPS.

May 1, 2020 PPS Section 2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- f) Implementing necessary restrictions on development and site alteration to:
 - 1. Protect all municipal drinking water supplies and designated vulnerable areas; and
 - 2. Protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;
- g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- h) Ensuring consideration of environmental lake capacity, where applicable; and
- i) Ensuring storm water management practices minimize storm water volumes
- j) And contaminant loads, and maintains or increases the extent of vegetative and pervious surfaces.

The bay of Picnic Lake upon which this facility is located is weedy and has a shallow littoral area next to this site. Is this fish habitat and has the impact been considered?

If the proposed bunkhouse/accommodation facility is within the flood line or Hazard land area, then Council may require various studies to determine the impact as set out in sections 3.38 to 3.42 to determine the impact.

Has there been an erosion and siltation control plan done for the site?

Official Plan for the Township of White Rover

In our view, Picnic Lake should be identified as a Sensitive Area in the Official Plan. We acknowledge that no such areas are identified at present.

The goal of the Official Plan regarding sensitive areas is:

Sensitive areas are defined as land or water areas having unique Biological, geological or historical features which may be damaged Or destroyed by human activities. It is the intent of this Plan that

These areas are protected from the impacts of development.

In sensitive areas, where any form of development or any other activity is proposed in the vicinity of a sensitive area or feature, appropriate Studies to determine impact will first be carried out; where Damage is shown to be likely the development may be prohibited Or it will be controlled and designed to remove the danger of Damage.

The goals of the Official Plan cannot be met without adequate consideration for the impacts of this development.

Further, Hazard lands are to be placed in a separate zoning category in the implementing zoning by-law; the detailed engineered hazard land mapping approved by the Ministry of Natural Resources will be used as the basis for the zone delineation. The zoning by-law may also contain provisions for a setback from shorelines and riverbanks.

The Rehabilitation of this site per the EA and lapse of temporary Use

The owner has been cutting and filling on this site for a few years. What approvals were given for this work?

To what extent does the cut and fill that has been done impact the Lake and the flood lines and reflect his future plans for development?

The Detailed project Plan for Workfront 9 for the East West Tie Environmental Assessment, Indicates:

4.1.2 Construction Camps

The White River Camp will be decommissioned following completion of construction and reclamation activities. Decommissioning will start in early-June 2021 and is expected to be completed by late-August 2021 as the camp will be utilized to support both Workfronts 7, 8 and 9. This will include clean up of all construction supplies and equipment, disconnection of service, removal of conveyance structures (e.g., piping, overhead wires etc.) and removal of temporary structures including dormitories, office trailers and fuel tanks. The camp is located on private land and reclamation of the site will follow the standards negotiated with the private landowner. (Workfront 9 DDP)

We recognize that the anticipated decommissioning and completion dates are no longer applicable in the above section, however what are the standards negotiated with the private landowner? How does it impact any of the issues mentioned previously and are there municipal planning implications associated with the “standards” in this agreement? Does the agreement deal with the decommissioning of the improvements

made on private lands that are not the subject of the DDP? Will the Proponents of the East West Tie Line decommission these improvements on private lands?

Further Site Plan Concerns

Township staff indicates that there is no site plan control bylaw for the Township but may negotiate an agreement with the owner.

The following are site-planning issues we have identified:

Lighting – Picnic Lake enjoys a dark skies environment impeded only to the south by the Town and Mill lights that allow wonderful access s to viewing the Milky Way. All lights should protect this environment. All lights should be directed downwards and shielded to prevent light spill.

Noise from diesel start up early in the morning will be an issue. Residents can already hear truck using highways 17 and 631 as well as trains.

How will the parking area be surfaced? Will a green approach to parking areas be taken to minimize pollution?

What maintenance regimes will be used for winter maintenance and summer dust control? Will they contaminate the Lake?

What control will be taken to minimize oil and gas contamination of the groundwater and storm water management system from the parking lot?

-X-

From: Tina Forsyth cao@whiteriver.ca
Subject: FW: Temporary rezoning proposal
Date: May 13, 2020 at 8:57 AM
To: Chris Jones Chris_MPlanningServices@rogers.com



Hi Chris,
Sharing the comment I have received. I've also got 2 phone calls, the comments similar to what's written below.
Tina

THE CORPORATION OF THE TOWNSHIP OF WHITE RIVER

Tina Forsyth CAO/Clerk/Treasurer ~ 102 Durham Street, White River, ON P0M 3G0 ~ (Ph)807-822-2450 ext 206 ~ (Fax)807-822-2719 ~ (Cell) 807-229-7318 ~ (Email) cao@whiteriver.ca ~ www.whiteriver.ca

-----Original Message-----

From: Alison Riley McLaughlin [mailto:alisonlion2001@gmail.com]
Sent: Tuesday, May 12, 2020 9:27 PM
To: cao@whiteriver.ca
Subject: Temporary rezoning proposal

Dear Tina CAO,

I am a landowner at Picnic Lake, South Beach Road and I am interested in attending the public meeting May 20th at 7. However, I reside in Schreiber. If the meeting is virtual I will be present but incase I cannot attend I want to state my opinion on the said development. My husband and I are in opposition of the rezoning to allow for the development of bunkhouses to house 150 - 200 people.

The developer has taken what should have been a wetland, supporting wildlife, such as songbirds, reptiles and amphibians, ducks, loons, and bats and destroyed it. From the map and what can be physically seen it seems that he has taken far beyond what is his land. I was also told that he was using illegal fill to build up the land, however this is here-say. He has not left any tree line to buffer this eyesore.

I know that it is exciting for the townspeople to have this economic boom, but this is asking a small lake to support 150 to 200 extra people. These extra people will be fishing and boating on their lax time, meaning the lake will be fished out almost immediately. Not to mention, additional motorboat/seadoo traffic will affect the wildlife that us landowners enjoy. Wakes from boats will destroy loon nests while the extra gas oil pollution from the boats will affect those who draw lake-water to wash with.

I see from the plans that this is quite a large endeavour, there will be many people housed, which also means a lot of noise! Noise carries on the lake very clearly. People choose to live out at Picnic Lake for the peace it provides. I am sure when you get that many men together there will be quite a few bonfires, parties, and drinking. The Picnic Lake community does not want our peace distrusted. With this development, can you assure us of that this will be a peaceful place?

I am also concerned about light pollution that the bunkhouses will create. Camp owners are not happy about looking out their windows to see this land lit up. It is a treasure to view the night sky.

Further, how much does the town of White River make off of taxes when this land is rezoned? Will it cover the extra garbage collection, the road maintenance, the draw in the water and sewage system that 150 to 200 extra men will create?

Future thought, after 3 years, what happens then? Will this land just end up as a dump for derelict equipment and old buildings? Will it become a trailer park for campers and RV's? Will people be able to buy lots and build so that White River can draw reasonable taxes from this land?

I would not be opposed to the land being developed to build a few new houses or cottages that would bring in permanent or seasonal residents that the lake could support, however this project is unreasonable.

Thank you,
Alison McLaughlin 823-0918
Kevin McLaughlin 823-0327
304 South Beach Rd

Sent from my iPhone

*The Corporation of the Township of White River
102 Durham St.
P.O. Box 307 White River, ON
P0M 3G0
Email: info@whiteriver.ca
cao@whiteriver.ca*

Attention: Mayor and Members of Council Ms. Tina Forsyth, CAO

*RE: Proposed Temporary Use Zoning By-law Amendment CK 71, Part 5, Plan 1R-10305,
PCL 3000 Proposed Bunkhouse/Accommodation Facility May 20, 2020 Public Meeting*

To Ms. Forsyth,

My name is Gail Boire and I am a senior member of the Depew family. My family and I have a long history with White River and Picnic Lake. We gather every year from across Canada and the US to visit with one another and to enjoy the peace and beauty of the lake. I dream all winter of the early morning quiet, as I kayak and swim, communing with the looms and ducks. My many cousins have ably explained that this peace and quiet will be no more, and I specifically agree with and what it will mean to so many people from town.

While I understand the need for a bunkhouse, I don't understand the need for it on the lake and wonder if perhaps some of the empty spaces along the TransCanada would be better. What other sites were considered? I also am upset that this issue needs to be decided during the time of this pandemic. Why does it need to be decided now?

Sincerely,

Gail Boire

*Gail's iPad: gailboire@gmail.com
Gail's iPhone: 647-232-9919
Home phone: 416-444-9919*

The Corporation of the Township of White River
102 Durham St.
P.O. Box 307 White River, ON
P0M 3G0
Email: info@whiteriver.ca
cao@whiteriver.ca

Attention: Mayor and Members of Council Ms. Tina Forsyth, CAO

RE: Proposed Temporary Use Zoning By-law Amendment CK 71, Part 5, Plan 1R-10305, PCL 3000 Proposed Bunkhouse/Accommodation Facility May 20, 2020 Public Meeting

To Ms. Forsyth,

My name is Charlene Chamberlain and I also have property on picnic lake. I am nothing like my cousins, aunts, uncles or anyone else on the island or lake . I don't fish, swim, boat, canoe or kayak. I am also not a nature girl in anyway; however my family loves all of these things. My husband and I built a beautiful camp so that he and our son could enjoy everything that our property on the lake offered them. Me, I found a new family that despite my weirdness accepted me as the girl that would have the hot chocolate waiting after a cold fishing trip or a warm meal after berry picking . This family (picnic lake folks) have become such a joy to me and my husband and son. The loss of the quiet or the dimming of the star light would be heartbreaking. I don't know much about rules and regulations around the lake but I think that perhaps courtesy and communication should be a major consideration before a major undertaking such as this would have been appropriate.thankfully my family is keeping me updated on the happenings in White River. I am also surprised that the town counsel or mayor has not communicated any of this to us.

Please let me know how you plan to ensure that this project will not impact the star light, quiet and recreation we have come to expect and rely on from Picnic Lake. How will you communicate any further changes to me that directly impact Picnic Lake?

Sincerely,

Charlene Chamberlain
cmc_chamb@hotmail.com

Sarah J Hvezda
Box 464 Heriot Bay, BC
V0P 1 H0

The Corporation of the Township of White River
102 Durham St. P.O. Box 307
White River, ON P0M 3G0
Email: info@whiteriver.ca
cao@whiteriver.ca
Attention: Mayor and Members of Council
Ms. Tina Forsyth, CAO

RE: Proposed Temporary Use Zoning By-law Amendment
CK 71, Part 5, Plan 1R-10305, PCL 3000
Proposed Bunkhouse/Accommodation Facility
May 20, 2020 Public Meeting

My name is Sarah Hvezda. I am the owner of a seasonal residence at 205 Picnic Lake Beach Road.

I have read the original application submission. I see that the owner is applying for Rm1 zoning. The definition of multiple residential zoning means a building or portion thereof designed to be used as a residence by three or more families, containing three or more dwelling units, arranged or designed to be occupied by more than four families. But he is proposing to accommodate a bunk house, kitchen etc building. There are no families moving here. So the Rm1 zoning would not apply.

I have seen his proposal and it is very confusing. The crosshatched area shows one thing, but the site of the building/s shows another. Judging by what I have seen happening on his land, to date, I suspect he has already had approval from the town to go ahead with the development. I am not sure about this, though there seems to be a number of outside interested parties involved in setting this up.

This is a quiet single family neighbourhood. As a cottage owner, in applying for this temporary land use venture, he is asking the people in this small rural area and cottagers to put up with major traffic, night lights, noise, boat traffic etc. This is so disrespectful to myself and to the people that actually live in the area.

The scope of the project is huge. At this particular time there is a pandemic and you want 150 plus people to move here temporarily. That's crazy.

The impact on the lake and it's resident owners can only be viewed, in my opinion, as destructive to the well being of both.

Sincerely

Sarah Hvezda

Dear Mayor and Council:

I am the owner of the property at 304 South Beach Road, the camp I live in is the first one that was erected on Picnic Lake. It was built by my grandfather, Herb Riley, access to the property in those days was only by boat or canoe. As many others on the lake, their cottages have been passed down to family members and most are located on South Beach Road and the Island where the proposed rezoning will have the most impact. My grandfather as well as other forefathers built the road which allows us to access the properties on South Beach Road.

I am in no way opposed to the East West Tie Line development. However, I am not in agreement with where the bunkhouses will be located to house 150 - 200 men/women trailer camp.

The timing for this development in the midst of a COVID-19 pandemic is risky, to say the least, we have been doing our utmost to protect our community and now you are going to put all these individuals into the mix.

These individuals will be coming and going depending on their work schedule. They will not help our schools, health facilities or restaurants etc., they may frequent the bars and become members of the gym. This is at no fault of their own, that's the type of scenario this type of project will bring.

What has happened to the property that is proposed to house this development is unacceptable. I can't believe that there was no buffer put along highway 631 to block the view.

A swamp that housed several types of habitat has been totally destroyed. The noise level at my camp has increased. I can now see the traffic lights on Highway 631, that is not what camp life is supposed to be.

What impact will all these extra people have on our lake, as well as the fish in it and added fuel going into the lake? Will this also cause an increase or decrease in water levels on the lake? These are questions that need to be taken seriously before considering the rezoning of this property.

The amount of traffic on Picnic Lake Road will increase, causing added damage to the road and an added hazard to people walking or riding bikes to the beach.

I'm sure there will be parties at the site and campfires whether they may say there won't be, we know better people are human.

Also, the property in question has work being done on it daily. Should this not be stopped until this matter is dealt with.

I can go on and on but I'm sure you get my point. What I call my "Paradise" will never be the same.

I have advised the CAO that I will be attending the virtual meeting.

Sincerely,

Robert and Marilyn Parent Lethbridge
304 South Beach Road

cc: Brent Bullough enbridge
Vallard

Kerry Mealey-Holmes
70138 PR 206
Cooks Creek, MB
R5M 0H9

The Corporation of the Township of White River
102 Durham St. P.O. Box 307
White River, ON P0M 3G0
Email: info@whiteriver.ca
cao@whiteriver.ca
Attention: Mayor and Members of Council
Ms. Tina Forsyth, CAO

RE: Proposed Temporary Use Zoning By-law Amendment
CK 71, Part 5, Plan 1R-10305, PCL 3000
Proposed Bunkhouse/Accommodation Facility
May 20, 2020 Public Meeting

Dear Town Council

For those of you I haven't met, I'm Kerry Mealey-Holmes, co-owner of a seasonal residence on Picnic Lake Beach Road.

I'm writing today to express my deep concern for the proposed building in this area. I have looked at the application submitted and have some major concerns that have been outlined by several other residents in the Picnic Lake area.

First and foremost is the land. Personally when I drove up to this spot a few years ago I nearly cried. I was numb at how much of the forest had been torn up. This is an area that houses much needed wildlife for the lake-ecosystem and forest. Curious as to what was being built; I tried to find out and was met with shrugged shoulders. Knowing now what is proposed I would have dug much deeper.

My understanding is that this will be a multi residential dwelling with storage, kitchen, recreation facility and more... in this part of White River? Surely there could be other spots, not dropped in the middle of residential land that would be able to support this type of dwelling. The proposal itself is quite confusing especially considering the application for a "temporary use" bearing in mind the amount of work and effort that will go in to developing this land. More information is needed. Clarity is required to understand what will happen with this area once the bunkhouse is no longer needed after 2 or 3 years. (I seem to have seen information on both a 2 year timeline as well as a 3 year timeline)

There is much more to this project than clearing trees and setting up a few bunkhouses. What studies have been done about the stress this type of project would put on the lake or even just the road – which often needs repair? (I can't imagine it with 200 more people travelling on it!) What about the noise this traffic would have on the several families that live in the area? Setting a large facility such as this right in the middle of a quiet residential area is disrespectful and inconsiderate.

There must be another spot around White River that would have much less impact on the health and safety of the residents. My own daughter, who is 10, is concerned about riding her bike on the Picnic

Lake Road... something she should be able to do freely and without much concern such as I did when I was her age. Life in this area is peaceful and sacred. Bringing such a project as this bunkhouse to this specific spot would cause chaos and an unsafe place for our elders as well as our children to play and be kids. They love coming to White River, as I have for well over 40 years, because of the serenity of the lake, the community and sense of pride here. Not to mention the family history that is so strong for the many, many, generations of residents in White River – permanent and seasonal, mine included.

I would like to add that I support the letters and viewpoints of Barb and David Collinson, Brian Mealey, Jennifer Mealey, Sarah Hvezda, Dr. Avis Boyer and many others as well who are concerned with this project. There are various and multiple impacts of this large development which seem to have gone unnoticed. I would like to know why the plans do not show that this development is located approximately one kilometer from a public beach and boat launch. It is disappointing that the planner, Chris Jones, is unable to travel and see the site which has already undergone much work. This seems like a critical step in order to fully comprehend the magnitude of the project and the deep impact it will have in the current location.

Please reconsider.

Most sincerely

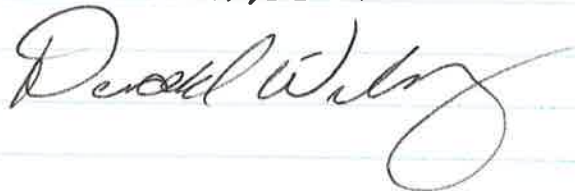
Kerry Mealey

Kerry L. Mealey-Holmes
Seasonal Resident
204-509-1926
70138 PR 206
Cooks Creek, MB
R5M 0H9

THIS LETTER IS IN REGARDS
TO THE REZONING OF LOT CK 71.

- 1 WHY IS THIS THE FIRST THE TAXPAYERS
OF WHITE RIVER NOTIFIED OF THIS.
- 2 THE SPEED LIMIT ON HWY 631 HAS
TO BE DROPPED TO 50 KM AT THE
BEACH ROAD.
- 3 I DO NOT AGREE WITH THIS PURPOSE
UNLESS MY CONCERN IS DEALT WITH.
- 4 I WOULD LIKE A WRITTEN REPLY.

DON WILSON



PH 228-0014