

June 7, 2022

Council for the Corporation of the Township of Minden Hills,  
7 Milne St,  
Box 359,  
Minden, ON  
KOM 2K0

Dear Councillors and Minden Hills staff,

Re: PLOZA2021051 – Part Lot 19 &20 Concession 2 – Geographic Township of Minden  
1297 Kashagawigamog Lake Road (also known as Post House)

The Lake Kashagawigamog Organization (LKO) has reviewed the documentation submitted for the June 9<sup>th</sup> 2022 council meeting. Our main concern remains ensuring longterm water quality for all Lake Kashagawigamog property owners and those downstream. One of the main contributors to poor water quality continues to be septic system failure.

Section 3.2.3.1.1.5 of the Township Official Plan prohibits any new non-residential development on Lake Kashagawigamog unless at least one of a specific set of requirements are met. The requirement that the “tile field is located more than 300 metres from the shoreline, or the drainage flow to the lake from the tile field will be greater than 300 metres; or the drainage flow from the tile field is toward a lake not listed in Section 3.2.3.1.1.3.”. The proponent believes that this only applies to newly created lots. The LKO believes that an argument should be made that it applies to any lot where a change from residential to commercial is proposed. The Township planning report does not address this issue but we believe that the intent of that section of the official plan was to protect the lakes, and not offer a loophole for developers.

If this rezoning application is approved, please consider the following restrictions in perpetuity:

1. A change of use building permit must be obtained with the appropriate septic re-evaluation and commercial inspection process.
2. The driveway and parking lot be maintained in its current size and material (crushed gravel) and that impervious surfaces will never be allowed.
3. The dock never be enlarged in its length, width or location.
4. The lake water immediately in front of the Post House and 100 m downstream be tested monthly at the owners expense from May 1 to November 1 for Ecoli, phosphates, dissolved oxygen and appropriate measures be employed to ensure normal values are maintained, or if above normal values are found that they be rectified.
5. Laundry be sent off site, as suggested in the previous submission and as promised by the proponent.
6. The maximum occupants on-site shall not exceed 50 people.
7. Quiet hours from 10 pm to 7 am including no deliveries, trucks, cleaning services.

There is no disputing the local economic benefits and the beauty of the restoration of this property. However, if by allowing intensive use of a residential septic system leads to environmental degradation, Lake Kashagawigamog users, the municipality of Minden Hills and those downstream will be the biggest losers.

Sincerely,



Jan Gerrow, President  
For Lake Kashagawigamog Organization

Cc: Mayor Brent Devolin [bdevolin@mindenhills.ca](mailto:bdevolin@mindenhills.ca)  
Deputy Mayor Lisa Schell [lschell@mindenhills.ca](mailto:lschell@mindenhills.ca)  
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