

## Development

*From the Minutes of September, 1974*

Jacques Noel of Lakeside Living Ltd. owners of the south shore of the lake was invited to speak of the proposed development of the area. Rumours of a public campsite should be discounted. A subdivision plan has been submitted to Toronto which calls for 25 lots ranging from 150 to 250 ft. wide and a depth of 150 to 350 ft. Final results are expected in the spring of 1975 and Noel stated he is pretty well assured of approval. He stated he has received approval from the local township. Once approved, notification by the Ontario Municipal Board will be sent to all property owners with 400 ft., which results in only some cottagers being notified, mainly those at the ends of the narrows. Replying to a question concerning Public Access – Jacques Noel stated that 5% [?] of the subdivision land area would be turned over to the township as public access. The township had selected an area to the west of the creek but Natural Resources are opposed to this area due to its being a natural fish spawning site. Replying to a question on population density as a ratio of water surface, Noel stated that Natural Resources guidelines of 1 cottage per 10 acres of water surface was primarily to ensure satisfactory angling and not with regard to cottage density. This guideline is not always followed and can be altered by Natural Resources. Natural Resources can suggest that a plan not be approved for various reasons. A brief discussion then ensued concerning Holding Tanks, Septic Systems, etc., costs and feasibility. There is the possibility that properties in the proposed subdivision would require Holding Tanks.

Jacques Noel advised that once the plan is approved, this association would be advised as some individuals have already enquired about purchasing lots for themselves and friends – Minimum lot prices would be \$500 and up. Will not be priced by “foot frontage” but by desirability of the entire lot.

*From the Minutes of June 29, 1975*

Ken Jackson presented a detailed review of what has transpired since Jacques Noel put forward his ideas for further lake development at the Sept. 1974 meeting. Following extensive negotiations with Natural Resources, Environment and Municipal authorities, Noel has agreement in principle for a go ahead. Latest plans are for: 22 lots, no buildings within 100 ft of waters edge (creates a green belt along the lake) and no lots will be allowed where significant fish spawning areas have been identified. No septic fields within 100 ft of the water. Noel will donate land to the township for public access to the lake, will be 50 ft adjacent to the creek near the Simpson property, walking trail only, no boat ramp or car parking. A letter sent by the association executive to the Ontario Municipal Board (OMB) in the fall of 1974 outlining the association’s concerns relative to further development and requesting that the association be kept informed of proceedings, has been interpreted by OMB as an objection and as such development can not be approved without first going through an OMB hearing. If our letter was withdrawn, Noel could proceed almost immediately. If we fight – we may lose any advantages we may gain through negotiations with Noel. An appeal through OMB could take a year and we would have to prove that further development would result in deterioration of the environment. Natural Resources people are not concerned that present users would be inconvenienced by more lake users.

Following a lengthy discussion on the matter, a motion was presented by Denton Wilson that the Association executive negotiate with Noel for additional restrictions, ensuring restrictions agreed on are binding in law, before withdrawing our objections (letter) to OMB. Seconded by Art Chivers-Wilson. Motion carried – 11 for, 2 against, several abstentions.

*From the Minutes of July 4, 1976*

*Lake Development.* Ken Jackson brought the membership up to date on the proposed lake development by Mr. Jacques Noel.