

September 9th, 1975

Mr. A. Wilson
315 Shakespeare Place
Waterloo, Ontario

Dear Mr. Wilson:

RE: PROPOSED REGIONAL OFFICIAL POLICIES PLAN
ENVIRONMENTALLY SENSITIVE POLICY AREA #58 - SUNFISH LAKE

This letter follows a number of meetings we have had including an on-site inspection of your property, and a field survey undertaken with your agreement by the '75 Sweep Program group at the University of Waterloo under the direction of Dr. George Francis. I am sorry that it has taken a while to write to you but the technical information recently furnished by the University has required some interpretation to relate it to the criteria and policies of the proposed Regional Plan and also to check the proposed policies of Chapter 11 - Environmental Policies of the Regional Plan as it had just been rewritten. (A copy is attached for your information).

The field survey re-confirms the diversity of land forms and vegetation found on your property. While diverse in nature, the various areas have a number of ecological relationships to one another (for example drainage, plant shelter, feeding and nesting areas) and thus what happens in one area, say in the form of development, is very likely to have an effect and ramifications upon an adjoining area.

In analyzing the field survey notes I have identified the following eco-areas within and adjacent to your property and my comments refer to the attached drawing.

Cedar Swamp (and Trout Stream)

In terms of the land that surrounds Sunfish Lake this constitutes one of the main areas of ecological significance. It contains the rare plants, birds and amphibians referred to in our data sheets and which was previously mailed to you and meets the terms of criteria #1 for Policy Area A designation.

Deciduous Forest (Mixed)

This area is also associated with the foregoing described area and except where development has already occurred, also meets the criteria for Policy Area A designation.

Coniferous Forest

These areas are not apparently in themselves environmentally sensitive according to our criteria. It is apparent, however, that the bird population use these areas for nesting and feeding and that a major change (e.g. total removal of tree cover) most likely would have an adverse effect not only on the bird population but also generally on the eco-systems described above. Thus prior to approval of development of these areas we would look to the undertaking of an environmental impact analysis in accordance to Policies 24 and 25 (of Chapter 11 as rewritten).

Farmland

While these areas provide foraging areas for the hunting birds they are not environmentally sensitive areas and if they continue as agricultural areas such use represents no change to the present environmental system. This of course would not be true if they were developed for urban type purposes or if farming practices were changed to involve say a heavier use of fertilizers, as the run-off from either would adversely affect the content of the water in Sunfish Lake.

Open Land

This comprises areas which have been cleared at an earlier time either for now abandoned agricultural crop production or to permit development. They are not directly environmentally sensitive but since they include water courses and are again foraging areas for wild life, they may be considered in the same category as the coniferous forest in terms of the precautions required prior to approval of development.

The unusual merimictic condition of the lake makes it particularly susceptible to change in terms of change either in the quantity or quality (content) of water entering the lake and also in terms of use of the lake. It without doubt meets criteria #5 for designation as a Policy Area A. Any change in the use of land around the lake that would change the status quo of the present delicate balance, would, it is felt, require an environmental impact analysis and appropriate approval. Sometime in the future, maybe eighty years hence, the accumulation of dead vegetable matter at the bottom of the lake will probably have risen to the point that the lake will no longer be merimictic. At that time the lake may then be similar in character to many of the shallower lakes found in the Township of North Dumfries. However, the nature of development around and management of the lake in the intervening decades could equally confirm this forecast or prove it wrong. In the meanwhile good environmental practice would indicate continuing the moratorium on the use of motor boats and continuing the annual cutting and cleaning out of surplus lakeside vegetation. In terms of assimilating seepage from septic tanks the lake probably has no capacity at all. Continued and some extended use of the lake for non-motorized boating should not create an environmental hazard.

The land immediately abutting the lake, unless it has been proposed as an environmentally sensitive area in one of the proceeding eco-areas, should be subject to an environmental impact analysis prior to development.

Existing Development Areas

The Cedar Grove Lodge development intrudes into the environmentally sensitive area. Intensification or expansion of this use would not be encouraged. The cottage development around the lake is a fait accompli. It also to some extent reduces the environmental quality of these areas. Under the terms of proposed Policy 11 (iv) (Chapter 11 of R.O.P.P. as rewritten) it is indicated that any existing vacant legally separate parcel of land may (subject to the regulations of any other authority having jurisdiction) be used for the development of a residence.

An over-riding consideration in the possible development of apparently non-sensitive areas apart from the factors already mentioned, is that servicing in terms of water supply, sewage disposal and road access should not have an impact on the noted sensitive areas. Very vital for instance would be the need not to interfere with either the water tables or surface water

movements that support the trees and plants in sensitive areas. As I have discussed with you there may be a way to achieve this objective by special attention to the matter of sewage disposal and water supply and by locating and constructing any access roads required for possible development so that they have no affect upon the noted sensitive eco-systems.

I would, if you wish, be most pleased to discuss this matter with you further. I would also note that the Regional Planning and Development Committee will be holding a special meeting on the morning of the 25th of September to hear delegations from property owners with whom we as staff have been unable to reach agreement upon the proposed policy. Should you feel you do not agree with the contents of this letter or cannot agree following any further meeting we may have, I would recommend that you contact the Regional Clerk with a view to appearing at the Committee meeting on the 25th of September.

In conclusion I would note that this letter has been confined exclusively to the consideration of your property in relation to the proposed environmental policies of the Regional Plan. It has not considered other provisions of the proposed Regional Official Policies Plan nor the provisions of the Township Zoning By-law and Proposed Official Plan or the provisions of any other jurisdiction having authority.

Sincerely

MBS/mb
Encl.

Mark B. Stagg, M.C.I.P.
Director of Planning

c.c. Councillor H. Chapman, Chairman
Regional Planning & Development Committee

Councillor E. Ritz, Mayor
Township of Wilmot

Mr. A.W. Woods, Regional Clerk

Mr. M.L. Dorfman, Director of Development



ECO-SYSTEMS

LEGEND

- ① CEDAR SWAMP & TROUT STREAM
- ② DECIDUOUS FOREST (MIXED)
- ③ CONIFEROUS FOREST
- ④ FARM LAND
- ⑤ OPEN LAND
- ⑥ THE LAKE
- ////// EXISTING DEVELOPMENT AREAS

PROPOSED REGIONAL OFFICIAL POLICIES PLAN

ENVIRONMENTALLY SENSITIVE POLICY

AREA #58

(SUNFISH LAKE)

SCALE: APPROX. 1:10,000