

To Whom It May Concern:

As property owners on Shouldice Lake accessed by Shouldice Lake Road we are opposed to these applications to split the single parcel currently in the Land Registry into three and possibly six lots to allow further residential development. While the current owner may believe that he is entitled to three separate parcels, a bit of due diligence at the time of purchase may have clarified that this is not the case.

Our objections are: Increased traffic on Shouldice Lake Road; Noise and pollution from the new development; Deterioration of the water quality in Shouldice Lake and the ground water we rely on; and The negative impact on the local environment.

At present Shouldice Lake is a healthy environment with an abundance of diverse wildlife including many species at risk and species of concern. This includes amphibians, reptiles, and plants unique to the Bruce Peninsula. Massasauga rattlesnakes are frequently seen on or near the road and additional development and traffic along this road will contribute to the decline of this iconic symbol of the area.

This parcel is a sizable habitat and/or a transit point for bear, turkey, and deer. Our concern is that allowing this development will stress this fragile environment and break up a larger system of unbroken forest linking the eastern portion of the peninsula to the Johnson Harbour Provincial Nature Reserve on the western shore and the National Park to the north.

Thank you for listening to our concerns and should you have any questions do not hesitate to contact us.

Best regards,

Todd Atherton / Michele Atherton

187 Shouldice Lake Road

Miller Lake, Ontario

N0H 1Z0

Hello,

I am writing to express my concern over the above consent applications. I have read the applications and am quite concerned about the environmental impact 6 additional lots would have on the area.

Every day I see a tremendous amount of dead wildlife on Shouldice Lake Road and Hope Drive, even with the existing traffic. Because of the lake and the forest adjacent to the road, this is a big wildlife corridor. More traffic from additional lots (with, potentially, rental properties) will endanger the local wildlife even more.

I am also concerned about the potential for motor boats (which we currently all avoid by verbal agreement) on the lake. That could easily change. Shouldice Lake is very small and is teeming with wildlife. More pressure on it can only be a threat.

Additionally, we have a large bear population and additional cottages/people will only increase the risk of human/bear interactions, which never goes well for the bears.

I am strongly opposed to additional development on Shouldice Lake or along the road. If there is anything additional I need to do in order to formally submit my opposition, please advise.

Best regards,

Lise Mollon

To whom this may concern:

We are full time residents on Shouldice Lake Road in Miller Lake, ON. We are writing this letter to state our opposition to the proposed development application by Mr. Asif Mohammed for the property known as 99 Shouldice Lake Road, Miller Lake, ON; Assessment #4109 66000 228 500.

Mr. Asif Mohammed and his lawyer had the responsibility to conduct their due diligence regarding this parcel of land before he decided to purchase this property. This land has been under the same Pin since 2008 which is way past the 8 years in which the municipality could deem the subdivision not to exist. As of 2008 this land was deemed to be under one pin according to Shirley E. Mercey of the Ministry of government and consumer affairs. Previous owners have tried to divide this land to no avail.

At no point in time has this property ever been even remotely considered to be 6 lots. It was not considered three lots at the time Mr. Mohammed purchased the property. As I feel confident his lawyer told him when he did the title search at the time of purchase. He purchased one parcel of land which consisted of 277.61 acres, not three historical parcels!

Shouldice Lake is a small shallow lake, it has a surface area of 27.86 (ha) with a maximum depth of 2.28 meters. This depth is in two small areas of the lake. The vast majority of the lake is less than 1.2 meters deep. The land here is not sand but instead is solid rock reducing the ground absorption for septic systems.

Shouldice Lake Road is deemed an access/common road which has been here for over a century. Although it is maintained by the municipality it is not owned by the municipality. It is exactly that AN ACCESS ROAD! It is a dangerously narrow road with multiple blind corners with the majority of these blind corners being along Mr. Mohammed's property! The local cottagers are aware of these dangers. We do not need any more traffic on this access road! An additional 3 to 6 lots would mean an additional 3 to 12 cars on this road, or even more if people rent these new cottages, along with more Amazon and various delivery vehicles. We do not support the municipality wasting tax payers dollars to purchase this road nor do we support the millions of dollars it would cost the municipality to upgrade this road to municipal standard to accommodate these unwanted lots. It would literally cost tax payers millions of dollars to widen the road, create proper drainage and either tar and chip or asphalt this two kilometer road to meet municipal road standards!

Shouldice Lake is also a habitat for the Massasauga Rattle Snake which was placed on the endangered species list in 2014. As a resident of Shouldice Lake I can verify that these snakes do live here and on the other property. The fine for killing this snake is a maximum of \$250,000 and/or a year in jail. We feel that subdividing this land for more cottages is a threat to this snakes habitat and possibly to the death of these snakes during the construction of more cottages and adding more cottagers to the area. We have spotted these snakes runover on the road and have a video of one in our garage.

Shouldice Lake is also a habitat for black bear. Some of our neighbors have had bear on their decks and a bear tore the door off a shed down the road. There is regular bear scat on Shouldice Lake Road. Ask anyone who walks the road! Bears have been seen crossing Shouldice Lake Road on Mr. Mohammed property. We feel increased cottages is a threat to both the bears, their habitat and these future cottagers.

This proposed subdivision is also a habitat for orchids. Many of the species found are now considered rare, threatened or endangered. Orchids have very specialized needs. Urban development adds to the widespread destruction of habitat and to thinning numbers and increases the rarity of orchids. The Niagara Escarpment association has plenty of information on this subject.

The municipality of Northern Bruce Peninsula declared itself a Dark Skies Community in August of 2004. Both of our National Parks were awarded "Dark Skies Preserve" designation in 2009. The Bruce Peninsula has some of the darkest skies in Southern Ontario according to Bruce Peninsula Biosphere Association. Adding three to six building lots to Shouldice lake goes contrary to the biospheres mission.

A lot of this land backs onto Parks Canada land making it a freeway for wildlife. The Nature Conservatory of Canada also owns land close to this property. The goal of our municipality has been preservation of land not development of land. I can also practically guarantee that these building lots will not help us to address the issue of affordable housing our area desperately needs. My guess is they will probably be mega cottages that turn into STA which the Northern Bruce is already struggling to address. More cottages, more people, more problems!

Let him build the one cottage that was allowed when he purchased the 277.6 acre parcel but stop the additional development. For a city person to understand this desire to conserve and preserve forested land must be difficult because they live in subdivisions with homes less than 6 feet from their neighbour and no back yard. The appeal of Shouldice Lake is this lack of development!

In closing I would like to summarize that there are many more negatives to these extra lots than there are positives. It will be a long expensive legal battle if ever to get these lots on Shouldice Lake. I would suggest Mr. Mohammed approach Parks Canada or the Nature Conservatory of Canada to recoup the money he has invested into this project. His development on Shouldice Lake Road is not wanted.

Sincerely,

Jim and Jane Westra

Hello

In regard to the above applications I understand the deadline for input was July 6th 2021 however I would like to express my objection to any development of this lot which is approximately 277 acres. I am a cottage owner on Shouldice Lake Road and only became aware of this application on July 12 2021. This property was purchased as one PIN and should remain so. Shouldice Lake is a very small and shallow environmentally sensitive area surrounded by the National Park and Nature Conservatory and it is my opinion that this wood land should remain as one parcel. Development application 2021-40 and 2021-41 should be denied.

Thank you for your consideration.

Respectfully

Tom Dafoe

173 Shouldice Lake Road

I am writing to you with a concern about Development Application 2021-40/2021-41 affecting lands bordering the south and east shores of Shouldice Lake.

As a cottage owner at 173 Shouldice Lake Road, I wish to express my objection to any further lakefront development of this sensitive shallow lake.

My understanding is that the current owner of the land described in the development application has privately surveyed a number of lots along the lakeshore with an intention to develop additional cottages.

Please keep me informed about this matter. My mailing address is 703E-460 Queens Quay West, Toronto Ontario M5V2Y4.

Thank you for your consideration.

Brian Brown