

## Joel Watts

---

**To:** Carl Brand  
**Subject:** RE: File:D06--2021-002 ( Radford-Park and Park appliation for Zoning By-Law Amendment))

**From:** Carl Brand  
**Sent:** Tuesday, March 9, 2021 2:06 PM  
**To:** Agenda Items <AgendaItems@kawarthalakes.ca>  
**Cc:** David Harding <dharding@kawarthalakes.ca>; Stephanie Briley-Brand <stephaniebrileybrand@gmail.com>  
**Subject:** File:D06--2021-002 ( Radford-Park and Park appliation for Zoning By-Law Amendment))

Stephanie Briley-Brand is the owner of Lot 31, Shadow Lake Road 16 and objects to the amendment changing the use and designation of the "Shoreline Access Parcel" lot to be created by severance (LSR-17) to Limited Service Residential.

### Background

Parcel LSR-17 is a 25" strip of land in a wood lot separating our lands from our neighbours to the north (no 29). It is part of a larger wooded area between the properties. At the shoreline, there is a granite ridge approximately 6 feet high which drops precipitously to Silver Lake. The parcel has numerous rock outcroppings and is heavily treed. The original cabin ( 1920's or 30's) and shed on our property are situated adjacent to the southerly lot line of the subject strip of land.

### Proposed change of use designation

The application to amend the zoning to LSR is to allow for construction of accessory buildings for the benefit of the lands referred to as RG-8, the approximately 5 hectare parcel fronting on Baseline Road, that is separated from LSR-17 by Shadow Lake Road 16. The proposed amendment will allow for the construction of 1 or 2 accessory buildings on LSR-17 totalling 410 square feet. Given the narrow lot size, the lot would have to be deforested and rock outcroppings levelled, in essence constructing a roadway to the ridge running along the shoreline. To access the lake from the ridge, the owner would have to construct a cantilvered stairway to get to the lake. We do not know what they propose to construct if it is intended to be used for a boat launch.

### Reasons for objection

The applications are intended to increase the value of the RG-8 lot at the expense of the adjoining lots 31 and 29. The owner of RG-8 can still enjoy access to the lake without changing the current zoning, which in our opinion is bad planning and sets a bad precedent.

Respectfully submitted,

Stephanie Briley-Brand and Carl Brand (no. 31)

**Joel Watts**

---

**To:** Clerks  
**Subject:** RE: Planning Meeting, Wed Mar 10, 2021

**From:** Stephanie Briley  
**Sent:** Tuesday, March 9, 2021 2:38 PM  
**To:** Clerks <[clerks@kawarthalakes.ca](mailto:clerks@kawarthalakes.ca)>  
**Subject:** Planning Meeting, Wed Mar 10, 2021

Hello,

I would like to join the meeting and speak about this amendment and how it affects the environment and land directly adjacent to my 100 year old cottage.

I have no prepared presentation but would like to express my concerns.

This area has a steep cliff to the water and is solid granite with a forest. My cottage is right on the property line. It seems a very bad precedent to allow buildings on a small strip of land 25' wide right beside a long-standing cottage and will destroy the nature of the property and the waterfront habitat. Will other cottagers be able to buy and build on 25 foot wide properties that are a very high percentage of the square footage?

This whole procedure is very unclear and confusing to me as to what is going to happen and the negative impact that will occur?

What is the advantage of changing the by-law to accommodate this personal request, especially when the owner already has his own cottage and waterfront access?

Is it solely to make money and sell this property at the expense of the other cottagers?

Are they trying to fit in a dock, boathouse, etc. on a 25" wide lot? How can this be a good plan?

Thank you,

Sincerely,

Stephanie Briley

Re item: Daphne Radford park and Geoff Park  
File # D06-2021-002