

From: Kerra Wylie <kerra.wylie@gmail.com>

Sent: Wednesday, March 2, 2022 11:06 AM

To: Bill Cheshire <billcheshire@gmail.com>

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Subject: Re: Clarifications\ Requests - Draft Bylaw Vegetative Buffer 2022-005

Hello to the members of the Hastings Highlands Interlake Association - please find attached the Q&A resulting from a discussion held with Municipal Planner, John Jardine, on Friday Feb 25th. Bonny, Tom and myself met with John to gain clarity regarding proposed bylaw 2022-005 (Vegetative Buffer), and the resulting question & answer document is attached. Please feel free to share with your members. As all of your members will have seen in the insert from the municipality with their property tax bills, there are lots of ways to reach out to Council and provide feedback. Follow the link from the Q&A to the Hastings Highlands "Have Your Say" page for more information.

Many thanks, Kerra Wylie

On Mon, Feb 7, 2022 at 4:48 PM Bonny McCleery Scanlan <bmccleeryscanlan@hotmail.com> wrote:

Hello Everyone,

It is our ongoing effort to provide education and clarification on the Draft Bylaw Vegetative Buffer 2022-005. Ann Judson, Kerra Wylie-KAPOA and I met via zoom to discuss the approach for the incoming enquiries from the membership.

Kerra, kindly volunteered to take the lead and compile the questions from all Associations and provide a collective approach from the Interlake. The intention is then to schedule a meeting with Hastings Highlands Planner - John Jardine.

Perhaps these clarifications can then be shared via Hastings Highlands website FAQ's and with our membership.

Please forward any further items for clarification directly to Kerra by Tuesday February 15, 2022.

Below is a starting point for a comprehensive list of questions from the Interlake Association to the municipality of Hastings Highlands re the Vegetative Buffer by-law amendment 2022-005. I welcome any additional questions or edits to the existing questions by Interlake members over the next week before I reach out to John Jardin.

30 Metre Buffer Allowable Activities:

1. What is allowable for brush and tree clearing within the 30 metre buffer from the high water mark? Can dangerous trees, unwanted brush or tree species, or flammable brush be removed?
2. Is there a density or quantity limit to what can be allowably removed within the 30 metre buffer area?
3. Will a permit be required to remove brush and trees within the 30 metre buffer area for specified or allowable purposes, and is there a cost to this permit?
4. Are there qualification requirements for anyone conducting cutting or clearing activities in the 30 metre buffer area? Can the homeowner perform permissible cutting and clearing?

75 Linear Foot Allowable Activities:

1. How is the 75 foot section of property to be identified in which brush and tree clearing is allowable in front of a waterfront residence? Must it be directly in front of the residence or can it be any 75 foot linear section of the waterfront property? What about in the case where there is no residence on the property?
2. Are permits required to remove brush and trees within the 75 linear foot section of property?

3. Are there any restrictions on what can be removed or site alterations conducted within the 75 linear foot section of property?
4. Per the Ont Government website, as well as Firesmart Canada, homeowners are encouraged to eliminate brush, trees and other vegetation that could spread fire within a safety zone (20 metres is recommended by Firesmart) surrounding their home. Does the 75 linear foot clause allow the homeowner to clear the necessary trees in front of their residence within the 30 metre vegetative buffer?

Other By-Law Considerations for the Homeowner:

1. Should waterfront owners take photos of the existing 30 metre buffer area prior to the by-law coming into effect, to validate what brush and trees were already removed, and any permitted structures or site alterations that already exist (for grandfathering purposes)?
2. How will the Vegetative Buffer by-law be enforced and what will be the penalties for activities conducted within the 30 metre buffer area that are deemed not allowable?
3. There are additional waterfront structures used by waterfront property owners besides those specifically identified in the by-law (docks, boat launches and boat houses) including but not limited to: waterfront decks (that don't extend into the water), sheds, retaining walls and saunas. Will waterfront property owners be required to obtain permits for those structures not specifically indicated in the by-law that reside within the 30 metre buffer zone, even where the structures themselves do not meet the requirements for permits currently?
4. Concerns have been raised that again this by-law is being read in Council and presented at open houses prior to the arrival of most seasonal residents to the area. Will the property tax notice insert arrive to all waterfront homeowners in time for them to submit their questions and concerns through the "Have Your Say" portal? Currently access to one of the open houses is virtual, will this allow residents to interact with presenters in a manner that ensures that their voice is heard equally to those who attend the in-person open house?

Thanks, Kerra

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Kerra Wylie