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M A R I E P O I R I E R P L A N N I N G & A S S O C I A T E S I N C .

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May 6, 2009

Township of Lake of Bays
1014 Dwight Beach Road
Dwight ON P0A 1H0

**Attention: Mayor Peake and Members of Township Council
-and-
Mr. Don Chevalier ✓**

Dear Mayor Peake, Members of Council and Mr. Don Chevalier:

**Re: Township Solicitor's File 0946LB01 (39150)
2480 Highway No. 60, Lake of Bays**

We have been retained by the current owner of the above referenced property to provide Professional planning consultation services in relation to its use and development. The authorization is being sent to the planning department under separate cover.


Yesterday, we were forwarded correspondence from the Township's solicitor, Burgar Rowe Professional Corporation, dated May 4, 2009 and addressed to David White, solicitor for the property's former owner, 1497039 Ontario Ltd. (Mr. Kris House). We concur with statements made in that correspondence to the effect that "the Township takes no issue with the proposed replacement of topsoil and regarding of the site to allow a return to a more natural state over time". As professional planners practicing in Lake of Bays we are well aware of the regulations of the Township's Comprehensive Zoning by-law, the policies of its Official Plan and the history with respect to the property. Hence, we agree that the Township should have no concerns with the stated activities. We will continue to advise our clients as to the permitted uses and activities on the property.

We assume that the Township will address *potential* complaints from the neighbours as the correspondence suggests *may* occur, in the standard manner in which any other by-law infraction complaint would be addressed.

We take exception in the absence of any complains or by-law infractions, with the Township engaging a solicitor to contact the former owner over speculated complaints with respect to planning and/or zoning by-law infractions.

If and when a specific complaint arises, we would be pleased to answer questions from staff. We trust that we have given the Township the comfort level it requires to alleviate its *perceived* planning issues and ask that in future you contact this office respecting the property at 2480 Highway 60.

Yours truly,



Marie E. Poirier, B.Sc., MCIP, RP

Stefan Szczerbak

From: Marie Poirier Planning [marie@mpplanning.com]
Sent: May 12, 2009 8:51 AM
To: Janet Peake; Nancy Tapley; Ruth Ross; Virginia Burgess; Ben Boivin; Philip Cote; Margaret Casey; Don Chevalier
Cc: Stefan Szczerbak
Subject: Former House Quarry

Dear Mayor and Members of Council:

This morning I had a call from the Township planner respecting correspondence that I sent to you regarding the quarry formerly owned by Kris House.

In that correspondence I eluded to the fact that the Township had elevated a "potential" problem to a legal level. Mr Szczerbak clarified for me that staff requested the Township's solicitor to write the correspondence based on an invitation to do so by Mr. House.

Please note that the current owner of the property and our client, is Mattbridge investments.

The Township planner and I now understand the parties and issues involved with this matter and will work forward on the planning matters related to this property.

I appreciate his phone call.

Kindest regards,

Marie Poirier

Marie Poirier, B.Sc., MCIP, RPP

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