

## **Henry Bos**

236 Birch Hill Rd  
Corbeil, ON  
(705)-752-1273  
henry\_bhc@yahoo.com

### To East Ferris Council

As a resident of East Ferris for Most of my life I have seen Lake Nosbonsing (A Hidden Gem) go from a Thriving body of water to a lake that is struggling to keep the water quality and sustain a healthy ecosystem, a fish Habitat that is on the decline from the pressure of development around the shorelines.

The Climate is changing at a drastic rate and the foreseeable future of Lake Nosbonsing is at risk of collapsing to a level of no return. We are lucky that Lake Nosbonsing is at the head of the Ottawa watershed with no rivers or creeks that could carry contaminants from other areas into the lake, the main source of freshwater comes from Depot Creek and Mink lake on the South Shore and most of that water is spring fed, giving us a constant supply of clean unpolluted water.

But over the years we are seeing the Shorelines become more and more developed for the demand of Lakefront Property. You the Guardians of this Great Lake are responsible to make sure we can keep the quality and sustainability of this great resource for future generations to enjoy.

We have a huge number of recreational Cottages on the Lake and the residents of these properties will at one time want to change what they have and turn it into Permanent Residential property so they can live year round on their Cottage property. At that time Septic systems will have to be upgraded to handle year-round occupancy and that alone will put pressure on the Lake with the phosphates that will eventually make its way into the Lake.

Nosbonsing Park Ltd. has been developing McConnell's point for the past 40 years in the creation of almost 100 lakefront lots that have been turned into year-round occupancy. The Lake has very little undeveloped Shoreline left, now a section of Lake Nosbonsing Shoreline, owned by the developers, and the only undeveloped shoreline left in Maple Cove Bay with over 900 meters of Shoreline is about to be approved for development, and the worse part is that most of the property in question is below the high water mark and consists of low lying swampland, and we know Swamps are the LUNGS OF THE LAND, without swamps to replenish our waterways, the quality of water in all of our lakes and rivers would decline.

We have a responsibility to make sure that if development is to take place the land from which it is to happen on is considered suitable for development. The land that occupies Lot #5 Con.#5 on Lake Nosbonsing is not suitable for development.

The Agencies that are responsible for overseeing this, N.B.M.C.A. and the M.N.R. are warning the township that it is not a good idea to develop the said lands, as you will read and hear at the public meeting, a copy of the Staff report is available at the meeting at 6.00 pm on April 17th, 2019 at Township Hall. The setbacks enforced by the N.B.M.C.A. for building sites and Septic systems at 60 meters from the high water mark leaves little to no room for the development of them.

The area that is allocated for the buildings, and septic systems are where the Hydro easement runs through the property, so before any building can be built the Hydro easement will have to be moved and that alone will destroy valuable Wildlife Habitat, and put the wildlife at risk, eg. Blanding Turtles, and the big trees that are in the way will be removed destroying the roosting Habitat of the Chimney Swift.

The Large trees are also a sanctuary for Bats, a species that is on a decline from Lakeshore development, they roost close to their food source which is over bodies of water. This is only a couple of Wildlife species that will lose their Habitat from this Development. Now let's look at Lakeshore of Lot #5 Con #5, which has an abundance of Fish Species that thrive in the Spring, Summer-Fall, and Winter.

The Pickerel have spawning beds along this shoreline, and also the Spot Tailed Shiner, just to name a few, they all use this area of Shoreline in the spring to lay their eggs. These Species are running out of areas to reproduce because of Shoreline development. The Township has created Guidelines to preserve and protect the Lands that make up the Township, and with all the restrictions in place, I can not see how the Council could even think about letting this type of development proceed.

The agencies hired by Nosbonsing Park Ltd. are professionals who make assessments and do studies to evaluate whether this kind of development will have an impact on the future existence of Lake Nosbonsing's water quality and sustainability of the fisheries, but with the presence of Blue-Green Algae in the Lake every year we should know that any future development on the Lake should be Stopped until we see what is going to happen in the years to come.

The Township has already admitted that new lot development should not take place in the West Basin of Lake Nosbonsing, and the Blue Green Algae showing up in the area of the Subdivision already. Is this Subdivision in the best interests of our Township and in line with the Provincial Policy Statement, and Official Plan.

So now is the time to step back and see after 2 years in a row with Blue Green Algae showing up on the shorelines of Lake Nosbonsing, should we continue to allow new lot development or should we give the Lake a 5 year stop to new development, and see if the Blue Green Algae continues to show up on the Shore Lines, because if the Algae continues to show itself we are already in trouble with the water quality.

I am sure that I am not alone in this situation, because if the Algae continues the Lakefront properties will start to depreciate at an alarming rate. Township Council and all residents of Lake Nosbonsing have an obligation to preserve and protect the quality of the water that we Swim in, Fish in and use in our own way yearly, We do not want to make Lake Nosbonsing Untouchable.

I ask Council to please stop any new development on the Shorelines of Lake Nosbonsing till we have a chance, (a five year moratorium on new lot creation) to study all recent data on the water quality, with the unknowns of Climate Change that is and has been happening for the past 5 to 10 years. we are going into unknown territory and the people who own property or use Lake Nosbonsing deserve to be heard and considered before approval is granted to the Subdivision at Lot #5 Con. #5 in East Ferris Township, there are plenty of Cottage and property owners that have a stake in the Lake and they should be considered before we become like the West Basin of Lake Nosbonsing

Yours Truly Henry Bos