

Wed. August 12, 2009  
P.O. Box 254  
Cloyne, ON  
K0H 1K0

Dear Reeve Hogg and Members of Addington Highlands Council;

As you may know, Loon Lake Lodge on Skootamatta Lake is for sale. The Skootamatta District Ratepayers Association (S.D.R.A.) is taking great interest in the impact this property has on the lake and the outcome of the sale and subsequent use of the property.

One of the issues raised at our Annual General Meeting (AGM) July 4<sup>th</sup>, that Reeve Henry Hogg attended, was concern over the septic and gas tanks located on the vacant lodge property. Following the AGM a resident familiar with the lodge contacted the Ministry of Health. Andrew Girouard, local Health inspector, along with Craig Dobiech from the Ministry of the Environment visited the site and checked out both areas of concern. The tanks were investigated and a letter from the KFLA Public Health unit stated "At this time KFLA Public Health concludes that there is no immediate health hazard being caused by the state of Loon Lake Lodge. The undersigned will continue to monitor the situation and consult with the owner of the property."

Further inquiries were made and Mr. Girouard did locate a file on a previous concern/complaint and subsequent inspection of the Loon Lake Lodge septic system which actually dates back as far as 2006. Bryan Black and Dave Cook, both of the KFLA Health Unit were involved in this investigation and found that the system "definitely needed upgrading" at that time. It was again determined to be the MOE's responsibility to keep an eye on the situation, since the tank capacity exceeded 10 000 L. Apparently, no time limit was given for the upgrade. Mr. Girouard assured me that he had written a separate letter to the real estate agent, Doug Peterson, regarding the septic system and made it very clear that "many septic system upgrade requirements will need to be met before new owners can open a similar operation".

Mr. Dobiech affirmed that there had been a "spill" at Loon Lake Lodge in 2005, which was investigated by the MOE's representative, John Morrish and Bryan Black from the Health Unit. The owner, believed to be Don Naduriak, was told to get the system fixed and responded by saying that he would likely "remove some cabins" from the system to solve the problem. There was a lot of correspondence back and forth, but no definite action was taken, as far as Mr. Dobiech knows.

Mr. Dobiech does recommend that we focus on the present, since he and Mr. Girouard have visited the site and deemed it to be safe at this time. His rationale was that it is not being used and there is no reason to believe that our very rainy weather will cause an overflow. He has also sent a letter to the Real Estate agent indicating that any potential purchasers need to be forewarned about the septic system and be prepared

to spend a lot of money, as it needs serious upgrading, should a new lodge be their objective. He also indicated that he does not think the Lodge is fit for human occupation at this time, due to the lack of maintenance of the property and buildings, not to mention the stagnant water in the pool. He is well aware of our concerns and will be monitoring this property carefully, knowing that it is mostly a MOE responsibility.

The SDRA is currently working on a Lake Management Plan (LMP) which will incorporate stakeholder input and environmental capacity and concerns for the Lake. We realize that the lodge property is private and zoned commercial but feel certain uses of the property would not be environmentally compatible with the SDRA vision. Any higher density development such as a trailer park, campground or resort town site would fit this category.

The S.D.R.A. is asking to be informed in advance of any proposed change in the use or development of this property. We want to work together with Council to ensure that any changes to the site are compatible with our Lake Management Plan and all current township by-laws and building code and environmental regulations are adhered to. We are particularly concerned that all potential environmental assessments and evaluations are conducted prior to any change in use being made to the existing property and that they are sensitive to the requirements of the supporting Skootamatta Lake community.

Your continued dialog on this matter would be appreciated and we thank you for your assistance and cooperation.

Sincerely,

Laury Hitchcock  
S.D.R.A. President