

Archived: Friday, July 4, 2025 8:24:46 AM

From: Cheryl Cecchetto

Sent: Thu, 3 Jul 2025 23:39:09 +0000ARC

To: Alex Singbush

Subject: RE: File #PL-RZN-2025-00004

Sensitivity: Normal

Attachments:

[File PL-RZN-2025-00004.pdf](#)

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Re: File #PL-RZN-2025-00004

"Application under Section 34 of The Planning Act, R.S.O. 1990, Chapter p.13." (attached)

Dear Mr. Singbush,

I am an owner and seasonal resident on Long Lake. My family has owned modest, lakefront property on Long Lake for over 70 years (2439 A Sandy Cove Road). I am also fortunate to have purchased a pre-existing cottage at 2439 B Sandy Cove Road.

I am reaching out to strongly protest amending the Bi-law 2010-100Z for the purpose of the proposed construction on the shores of Long Lake (your file #PL-RZN-2025-00004), or any new-build construction on Long Lake.

The very purpose of the Bi-law is to protect the lake, its residents and visitors from irreparable harm due to runaway construction and over-use. An application to circumvent the Bi-law is invariably an attempt to violate the very safeguards that the Bi-law is designed to protect and rather push through overdevelopment that is detrimental to the lake and to the greater good.

Long Lake must be granted a resolute and legal moratorium on "new builds."

To wit:

Water Quality/Pollution:

Long Lake's water quality has been deteriorating over the past few decades, primarily due increased levels of excess nutrients and pollution from more fertilized lawns, new roads and added septic systems, as well as increased boating pollution.

In recent years we have been battling algae and milfoil outbreaks on my lakefront that were not an issue 15 years ago.

Our grave concern is that the water quality is demonstrably deteriorating, and that the lake will soon be un-swimmable.

Noise/Road Traffic/Boating Traffic:

Adding dwellings to the lake increases the number of powered boats, which create additional noise and traffic, exacerbating our current pollution challenges and increasing the likelihood of accidents.

Landscape Defacement:

The creation of driveways, manicured lawns and oversized "McMansions" built close to the water defaces and urbanizes the landscape, diminishing the natural beauty and peace that the lake offers in the first place, reducing our quality of life and our property values. The addition of seawalls and bulkheads additionally leads to loss of natural habitat and wetlands (the breeding grounds of much floral and fauna) and exacerbates erosion because boat wake is deflected back into the lake rather than absorbed by a natural coastline.

Specific to the above application, this is not the first time we have been confronted by people with unlimited resources and powerful lawyers who want to build their waterfront castles with no sensitivity to the residents of the lake or challenges that overdevelopment creates for the lake itself.

Invasive Species:

Manicured lawns and garden's bring increased levels of invasive plants which are threat to the indigenous vegetation on our lake. Meanwhile, increased boating adds to the threat of invasive water species from other locations.

Summary:

The Bi-law is in place to protect the lake and its current residents, as the lake has long since reached maximum capacity. In the interest of sustainability, new builds should be relegated to less populated lakes that would not be negatively impacted by additional, controlled growth. The Bi-law needs to be protected and upheld in support of:

- protecting the quality of life, safety, and property values for current residents whose population has reached a maximum that the lake can effectively sustain.

- maintaining and restoring natural shorelines
- reducing pollution, restoring water quality, and overcoming invasive species such as milfoil and algae.
- preserving wetland habitats and protecting biodiversity.

Please add me to any list regarding updates on this prospective development and/or any meetings or announcements regarding the welfare of Long Lake and the interests of its residents.

Thank you!

Cheryl Cecchetto

[Redacted]

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