



April 27, 2020

D.M. Wills Associates Limited  
c/o Amanda Dougherty  
150 Jameson Drive  
Peterborough, ON

*via email*

Dear Ms. Dougherty,

**Re: Applications for Official Plan & Zoning By-law Amendments  
804 Iron Woods Drive  
Agency & Public Comments  
County File No. 15OP-20003, Township File No. R-02-20**

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County and Township staff has had an opportunity to review agency comments together with reviewing the Planning Report submitted in support of the above noted applications and at this time we would like to offer the following comments.

Please note the 'comment summary' is based on staff interpretation. Full correspondence submitted by an agency is attached and should be read in its entirety.

**Agency & First Nation Comments (attached):**

***Enbridge Gas Inc. dated March 5, 2020***

*Comment Summary:* No objection to the applications.

***Peer Review of Phase 1 ESA by Stantec dated March 19, 2020***

*Comment Summary:* Stantec did not agree with some of the conclusions in the Phase 1 ESA and have requested additional information in support of the Phase 1 ESA. A Phase II ESA will be required before a Record of Site Condition can be filed.

*County / Township Response:* Please provide additional information to address the outstanding concerns as requested by Stantec. When provided, the Phase II ESA will be peer reviewed by Stantec. The cost of this peer review will be the responsibility of the applicant.

***Curve Lake First Nation dated April 16, 2020***

*Comment Summary:* No concerns with the application. Curve Lake would like the opportunity to see the sediment and erosion control plan.

***Natural Heritage Review completed by ORCA dated April 20, 2020***

*Comment Summary:* Technical staff concur in principle with the wetland boundary delineation illustrated on Figure 4 (of the EIS). While the building envelope is located in a disturbed area and is setback at a minimum of 30 metres from all wetlands and watercourses, staff note that there is an intermittent watercourse that flows along the northern lot line of the subject property towards the pond in proximity of the building envelope. Staff are aware of this intermittent stream as a result of staff observation and recent work by another consultant on the northern adjacent lands. Staff recommends applying a 30 metre buffer to the north lot line and pond to prohibit new building and structures within the buffer and/or potential flooding hazard associated with this feature.

Technical staff support the proposed (EC) zoning of the 30 metre wetland and watercourse buffers by ORE and recommend updating the current (EC) zoning on the property to include the mapped extent of the unevaluated wetland layer as per Figure 6 of the EIS.

To be consistent with policy 2.1.7 of the PPS regarding endangered and threatened species, technical staff recommend zoning all hydrological features and their 30 metre buffers Environmental Conservation (EC) to protect Category 1 Blanding's turtle habitat. These features and their buffers should be staked in the field prior to construction, as recommended in the EIS.

*County / Township Response:* We request that the concept plan be updated to reflect the new 30 metre buffer from the northern lot line to demonstrate all buildings and structures proposed are located outside the buffer area. The Zoning By-law amendment schedule/sketch will also need to be revised to reflect this new buffer.

The proposed Zoning By-law amendment schedule/sketch appears to include the mapped extent of the wetlands as suggested by ORCA. However, the Zoning By-law amendment schedule/sketch should be revised to include the new 30 metre buffer from the northern lot line.

The subject property is subject to Otonabee Conservation permit requirements. The recommendations in the EIS will be implemented through their permitting requirements as part of the building permit application. Furthermore, a sediment and erosion control plan will also be required in support of the building permit.

### **Public Comments (attached):**

Below is a summary of the comments. Full correspondence submitted by a person or public body is attached and should be read in its entirety.

*Mark and Kelly Remmer, Nigel and Jean McArthur, Doug and Marcel Mundell* dated April 4, 2020 (email) – concerns identified include: impacts on the watershed, impacts to the conservation of the lands and risk from the floodplain.

### **Township & County Planning Comments**

The County and Township have completed a coordinated review of the development proposal, considering the supporting documents, namely the Planning Justification Report (dated January 2020) together with the comments received during the initial set of agency review comments.

The property known as 804 Iron Woods Drive is subject to applications for an Official Plan Amendment and a Zoning By-law Amendment. Presently, the lands are designated 'Hamlet-Special Policy Area' and 'Environmental Constraint'. The Special Policy Area, specific to the subject property and contained under Section 6.2.3.4 d) i), permits the use of the property for a golf course, driving range, golf club house, and maintenance and storage facility. Uses considered accessory and subordinate to the principle uses are also permitted. The intended use of the property for a residential use is not permitted. The proposed Official Plan Amendment intends to remove the 'Special Policy' from the property and keep the property in the 'Hamlet' designation. The Hamlet designation permits single detached residential dwellings. The 'Environmental Constraint' designation which recognizes the floodplain associated with the Indian River, will not be affected by this amendment. The Provincially Significant Wetland designation will also remain.

The subject property is zoned Restricted Open Space-Two (OSR-2) and Restricted Commercial Tourist-Two (CTR-2). The OSR-2 zone permits a 9-hole golf course, driving range and a temporary club house and parking area (club house and parking area cease to exist on December 6, 2007). The CTR-2 zone permits a golf club house facility together with any accessory buildings or structures. There are no structures on the property today. Portions of the subject property are also zoned Environmental Conservation (EC) and Environmental Conservation-Provincially Significant Wetland (EC-P), to recognize the environmental features and hazards on the property. The proposed zoning by-law amendment intends to remove the OSR-2 and CTR-2 zones and introduce a Special District (S.D.) Zone on 8.4 acres of the total 70.6 acre property to allow a single detached dwelling and detached garage. The zone by-law amendment also requests the detached garage to be constructed prior to the construction of the principle dwelling and allow and increased height of 4.8 metres.

The zone by-law amendment also proposes to introduce additional areas on the property to be zoned Environmental Conservation (EC) that have been identified in the Environmental Impact Study. The EC-P zone will remain.

The County and Township have completed their review of the Planning Report based on the applicable policies of the Provincial Policy Statement, Growth Plan, County Official Plan, and Township Comprehensive Zoning By-law.

#### Provincial Policy Statement

The Planning Justification Report assesses the applications within the context of the 2014 Provincial Policy Statement (PPS). The 2020 PPS comes into effect on May 1, 2020. As stipulated under Section 4.1 of the PPS, the 2020 PPS applies to all decisions that affects a planning matter on or after May 1, 2020. Since it is unlikely that a decision on these applications will be made before May 1, 2020, please confirm that the amendments are consistent with the 2020 PPS.

The Planning Report assessed the proposal within the context of Section 3.1 of the 2014 PPS. Section 3.1 provides policies with respect to natural hazards. The subject property is impacted by the Indian River floodplain. The proposed amendments do not alter the limits of the mapped floodplain boundary. The proposed amendments, which would allow the construction of a single detached dwelling and detached garage, have been located outside the floodplain area. As indicated in the EIS under Recommendation 10.6, an OLS will attend the site and demarcate the flood elevation on the property in the area of the proposed development to ensure the buildings are outside the floodplain. ORCA also reviewed the proposal under Section 3.1 do not have concerns since the area to be constructed for a dwelling and garage are located outside the natural hazard.

The Planning Report did not examine Section 3.2 of the PPS related to Human-Made Hazards. Nonetheless, a Phase I Environmental Site Assessment was completed to identify any potential contamination on the site as a result of the previous commercial use of the subject lands. The Phase I was peer reviewed by Stantec. Stantec identified some outstanding items to be addressed to ensure compliance with Ontario Regulation 153/04. A Phase II ESA is also required. Following receipt and peer review of the additional work, a Record of Site Condition (RSC) is to be filed.

#### Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) was released May 2, 2019; and took effect on May 16, 2019.

The Growth Plan directs development to occur primarily in settlement areas with the goal of creating complete communities. The protection of public safety and prevention of future flood risks is important and growth should generally be directed away from hazardous area, including those that have been identified as Special Policy Areas in accordance with the PPS.

The subject property is impacted by the Indian River floodplain. Greater protection afforded to hazardous lands is provided in the 2014/2020 PPS, as mentioned above.

### County of Peterborough Official Plan – Local Component

The County and Township have completed their review using the policies of the Hamlet designation (S.6.2.4) and Criteria for Assessing Official Plan Amendment Applications.

The property is located within the Hamlet designation with a majority of the property subject to a site specific special policy area. The special policy is contained under Section 6.2.3.4(d)(i). The official plan amendment proposes to remove the special policy from the property and keep the property within the Hamlet designation. The predominant use of land within the Hamlet designation shall be for single detached residential dwellings. New development shall primarily be single detached dwellings with some limited provision for multiple unit dwellings. The intended use of the property for a single detached dwelling and detached garage appears to conform to the Hamlet designation policies.

The property is also designated Environmental Constraint. The Environmental Constraint designation includes those lands having inherent environmental hazards such as flood or erosion susceptibility. The Environmental Constraint designation boundaries recognize the limits of the floodplain associated with the Indian River.

The proposed amendment is not altering or changing the boundaries of the Environmental Constraint designation. The proposed location for the dwelling and garage have been located outside the boundaries. Staff recommend that the schedule/sketch for the OPA mirror the schedule for the ZBA. Currently, the Environmental Constraint designation only recognizes the Indian River floodplain limits. Features identified in the EIS Figure 6 should also be recognized as part of the OPA.

### Township of Douro-Dummer Comprehensive Zoning By-law

The application contemplates an amendment to the Township's Zoning By-law which would remove the OSR-2 and CTR-2 zones and introduce a Special District (S.D.) Zone on 8.4 acres of the total 70.6 acres to allow a single detached dwelling and detached garage. The zone by-law amendment also requests the detached garage to be constructed prior to the construction of the principle dwelling and increase the height to 4.8 metres. The balance of the property will be zoned Environmental Conservation (EC) and Environmental Conservation-Provincially Significant Wetland (EC-P).

As indicated by ORCA, there is an intermittent watercourse that flows along the northern lot line of the subject property towards the pond in proximity of the building envelope. ORCA staff recommends applying a 30 metre buffer to the north lot line and pond to prohibit new buildings and structures within the buffer and/or potential flooding hazard associated with this feature. The Zoning By-law amendment schedule/sketch should be revised to reflect this.

Please provide any correspondence related to the above noted items directly to the County and the Township.

Please do not hesitate to contact the undersigned if you have any questions.

Sincerely,

*Caitlin Robinson*

Caitlin Robinson, BES, MCIP, RPP  
Planner

*Crystal McMillan*

Crystal McMillan, CMO  
Clerk/Planning Coordinator

Cc: Iain Mudd, Manager of Planning, Peterborough County (via email)

**From:** [Municipal Planning](#)  
**To:** [Robinson, Caitlin](#)  
**Subject:** RE: Notice of Complete Application - 804 Iron Woods Drive (File Nos. 15OP-20003 & R-2-20)  
**Date:** March 5, 2020 9:49:41 AM

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**

Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**

TEL: 416-495-5386  
500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

**Safety. Integrity. Respect.**

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**From:** Robinson, Caitlin <CRobinson@ptbocounty.ca>  
**Sent:** Thursday, March 5, 2020 9:16 AM  
**To:** Bell Canada <planninganddevelopment@bell.ca>; Conseil scolaire catholique MonAvenir <planification@cscmonavenir.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Fawn, Lynn <LFawn@ptbocounty.ca>; Hydro One <landuseplanning@hydroone.com>; OPG (executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; PVNC Catholic District School Board (kevhickey@pvnccdsb.on.ca) <kevhickey@pvnccdsb.on.ca>; sbradshaw@scdsb.on.ca; Julie Kapryka (JulieK@curvelake.ca) <JulieK@curvelake.ca>; Kaitlin Hill (KaitlinH@curvelake.ca) <KaitlinH@curvelake.ca>; Lori Moloney <lmoloney@otonabee.com>  
**Cc:** McMillan, Crystal DD Clerk <crystal@dourodummer.on.ca>; Amanda Dougherty <adougherty@dmwills.com>; Mudd, Iain <IMudd@ptbocounty.ca>  
**Subject:** [External] Notice of Complete Application - 804 Iron Woods Drive (File Nos. 15OP-20003 & R-2-20)

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## RE: Notice of Complete Application - 804 Iron Woods Drive (File Nos. 15OP-20003 & R-2-20)

Julie Kapyrka <JulieK@curvelake.ca>

Thu 2020-04-16 2:38 PM

To: Robinson, Caitlin <CRobinson@ptbocounty.ca>

Cc: Kaitlin Hill <KaitlinH@curvelake.ca>

Aaniin Caitlin,

This piece of property is not the most ideal location for any development really. However, because the proposal is just for a house and not within the PSW, we currently do not see any concerns. We would also like the opportunity to see the sediment and control plan when they get there.

Miigwech and hope you are keeping safe and healthy at this time.

Kind regards,



**Dr. Julie Kapyrka**  
**Lands and Resources Consultation Liaison**  
**Curve Lake First Nation**  
**Government Services Building**  
**22 Winookeeda Street, Curve Lake, ON K0L 1R0**  
**P: 705.657.8045 ext 239 F: 705.657.8708**  
**W: [www.curvelakefirstnation.ca](http://www.curvelakefirstnation.ca)**  
**E: [JulieK@curvelake.ca](mailto:JulieK@curvelake.ca)**

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**From:** Robinson, Caitlin <CRobinson@ptbocounty.ca>

**Sent:** Friday, April 3, 2020 10:25 AM

**To:** Julie Kapyrka <JulieK@curvelake.ca>

**Cc:** Kaitlin Hill <KaitlinH@curvelake.ca>

**Subject:** Re: Notice of Complete Application - 804 Iron Woods Drive (File Nos. 15OP-20003 & R-2-20)

Hello Julie and Kaitlin

I hope you are both keeping well.

I wanted to confirm that you received the information requested and to see if you had any comments you wanted to provide on the applications. If you can provide a rough ETA on when we can expect comments that would be greatly appreciated.

Thanks,  
 Caitlin

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April 21, 2020

Caitlin Robinson  
Planner, County of Peterborough  
470 Water Street  
Peterborough, ON

Crystal McMillian  
Acting Secretary-Treasurer  
Township of Douro Dummer  
Warsaw, ON

**RE: 15OP-20003 & R-02-20, 804 Iron Woods Drive, Douro Dummer, Roll # 1522 020 003 07400;  
ORCA files: PPLD- 2128 & PPLD-2129**

Dear Ms. Robinson and Ms. McMillian,

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation concerning the proposed amendments to the Official Plan and the zoning by-law for the above noted property. Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and now offer the following comments.

The purpose of the amendments is to permit residential land uses in the form of a single detached residential dwelling and detached garage on the subject property. The property is currently designated and zoned to permit a nine-hole golf course; no longer operational.

Available mapping indicates that the subject property is impacted by a known flooding hazard from the Indian River and nearby wetlands. However, this area of the proposal change in designation and land use appears to be located outside the hazard. As such, it is the opinion of Otonabee Conservation staff that the application appears consistent with Provincial Policy Statement (PPS) section 3.1 (related to Natural Hazards).

Provincial Natural Heritage mapping indicates the property is traversed by natural features. As such, a Natural Heritage Evaluation (NHE) was submitted for review; technical comments are attached. The mitigation measures presented in the NHE includes 30 metre buffers to the natural features in an effort to further prohibit new development. Otonabee Conservation would recommend including a 30 metre buffer from the watercourse found along the northern lot line, within right of way, that was not included in

The Otonabee Region Conservation Authority  
250 Milroy Drive, Peterborough, ON K9H 7M9  
Phone: 705-745-5791 Fax: 705-745-7488  
Email: [otonabeeeca@otonabeeconservation.com](mailto:otonabeeeca@otonabeeconservation.com)

[www.otonabeeconservation.com](http://www.otonabeeconservation.com)

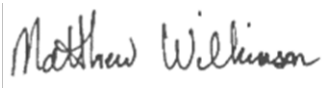


the NHE. As such, with the recommendations, it is the opinion of Otonabee Conservation staff that the application appears consistent with sections 2.1 (Natural Heritage) and 2.2 (Water) of the PPS.

Portions of the subject property are regulated for development under Ontario Regulation 167/06, Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. Permits for construction, renovations or site alteration will require a permitting from Otonabee Conservation.

The application was also reviewed in consideration of the Trent Source Protection Plan (SPP) which was prepared under the 2006 *Clean Water Act*. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.

Please contact me if you have any further questions or concerns.  
Best Regards,

A handwritten signature in black ink that reads "Matthew Wilkinson". The signature is written in a cursive, slightly slanted style.

Matthew Wilkinson  
Planner, Otonabee Conservation

Cc: Karl Moher, Otonabee Conservation Board Member

## Plan Review and Permitting Services Memo

**To:** Matt Wilkinson  
**From:** Jasmine Gibson  
**CC:** File  
**Date:** April 20, 2020  
**Subject:** Ecology Review of the EIS for 804 Iron Woods Drive  
**Roll #:** 1522-020-003-07400  
**File:** PPLD-2129 (PPLD-2128; PGCD-445)

The Otonabee Region Conservation Authority (Otonabee Conservation) Plan Review and Permitting Services technical staff have received the following information in support of an Official Plan Amendment (15OP-20003) and Zoning By-law Amendment (R-02-20) applications, an Otonabee Conservation permit application, and a building permit application for residential land uses:

- “Phase 1 Environmental Site Assessment (ESA, Project #19-2619)” prepared by Oakridge Environmental Limited (ORE), dated September 2019;
- “Scoped Environmental Impact Study (EIS, Project #19-2619)” prepared by Oakridge Environmental Limited (ORE), dated December 2019;
- “Preliminary Concept Plan, Riel Property” prepared by DM Wills/Landmark Associates Ltd., dated January 2020; and
- “Planning Justification Report (Project No.: 85025)” prepared by DM Wills/Landmark Associates Ltd., dated January 2020.

A 9-hole golf course, no longer operational, is located on the property. The purpose of the amendments is to permit new residential land uses in the form of a single detached residential dwelling and detached garage on the subject property. Areas of the property designated Environmental Constraint Area and zoned Environmental Conservation (EC) and Environmental Conservation-Provincially Significant Wetland (EC(P)) will not be changed.

According to the EIS, the Indian River (Warsaw South) Provincially Significant Wetland (PSW), unevaluated wetlands and watercourses (tributaries of the Indian River and PSW), as well as potential habitat for Blanding’s Turtle (threatened species) and eastern wood pewee and wood thrush – both special concern species/significant wildlife, traverse the subject property. Karst topography is typical of the Indian River drainage area, but ORE did not observe this type of unstable soil within the building envelope and other disturbed areas on the property.

Given the property is located in the Hamlet of Warsaw, the applications are subject to the 2014/2020 Provincial Policy Statement policies as they relate to natural heritage (2.1) and water (2.2). Based on the mapping provided, the proposed building envelope is setback at least 30 metres from the wetland boundaries; is located within 2 km of a Blanding’s turtle occurrence; and the existing access is adjacent to a watercourse within the northwestern corner of the property.

Technical staff reviewed the EIS in consideration of the 2014/2020 Provincial Policy Statement, Otonabee Conservation policies and mandates, as well as our technical advisory role to Peterborough County and the Township of Douro-Dummer on matters of natural heritage to provide the following comments:

## **1. Wetlands, Watercourses and Fish Habitat**

Staff concur in principle to the wetland boundary delineation (ELC wetland community boundaries) illustrated on Figures 4. While the building envelope is located in a disturbed area and is setback at a minimum of 30 metres from all wetlands and watercourses, which is consistent with PPS policies 2.1.5 a), 2.1.6, 2.1.8 and 2.2.1 staff note the following:

- a) Based on staff observations and recent work by another consultant on adjacent lands, there is an intermittent watercourse that flows along the northern lot line of the subject property towards the pond in proximity of the building envelope. Given ORE conducted fieldwork in July, instream flows may not have been present at the time of the investigation. Therefore, staff recommends applying a 30m buffer to the northern lot line and pond to prohibit new buildings and structures within the buffer and/or potential flooding hazard associated with this feature.
- b) The unevaluated wetland layer is larger than the existing Environmental Constraint (EC) zone on the property. Therefore, staff not only support the proposed (EC) zoning of the 30m wetland and watercourse buffer by ORE, but also recommend updating the current (EC) zoning to include the mapped extent of the unevaluated wetland layer as per Figure 6.

Please note the unevaluated wetlands represent an extension of the PSW boundary. Therefore, ORE mapping should be sent to MNRF for review and acceptance in support of the next Township Zoning By-law comprehensive review, e.g., change (EC) to (EC(P)) on the subject property.

## **2. Species at Risk (SAR) and Significant Wildlife Habitat (SWH)**

According to Figure 6, the building envelope is located in an existing development footprint, 30 metres away from wetland and woodland habitat avoiding potential habitat for most of the species flagged by available data. Provided the Township rezones the 30m buffer to avoid habitat to the extent possible, and the landowner adheres to timing windows during construction to further mitigate disturbance during breeding/nesting, staff concur the applications appear consistent with PPS policies 2.1.5 and 2.1.8.

Staff note that a Blanding's turtle occurrence within 2 kilometres of the development envelope triggers a review of the Endangered Species Act (ESA) requirements for this species in support of PPS policy 2.1.7. Since Blanding's turtle migrate into upland habitat May/June several kilometres away from wetlands, staff concur with ORE that the open areas, as well as the fragmented woodlands, near the building envelope may provide nesting/migrating habitat for this turtle. Unfortunately, fieldwork conducted in July is too late to confirm Blanding's turtle use of potential habitat on site in order to address the ESA regulation.

While staff concur with ORE's recommendations (Section 10.0) to mitigate impacts, and typically single-lot development is low risk, to be consistent with PPS 2.1.7 staff recommend the following:

- a) The Planning Authority prohibit development within Category 1 Blanding's turtle habitat by zoning all hydrological features and the 30m buffer Environmental Constraint (EC). An OLS survey of all hydrological features and the 30m buffer will support rezoning. These features/zones should be staked in the field, as recommended by ORE, prior to development/construction; and
- b) Construction shall occur outside of active turtle season, which is May 1 to September 30, to mitigate impacts to nesting/migration and emerging young within the building envelope; wildlife

barrier fencing should be in place by May 1 to isolate the work area from turtles. Therefore, excavation and other similar disturbances should occur between October 1 and April 30 to mitigate impacts to turtles in the absence of turtle surveys.

Ultimately, the Endangered Species Act (ESA) is a proponent-driven legislation, which means the proponent is responsible for ensuring compliance with the ESA prior to commencement of work not the Planning Authority. Therefore, the landowner is responsible to confirm ESA requirements pertaining to Blanding's Turtle with the Province (MECP) in support of construction.

Staff refers the landowner to the following web-based resource(s) for additional ESA information:

<https://www.ontario.ca/page/species-risk-guides-and-resources>; <https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>; and <https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species>.


### **3. Otonabee Conservation Permit**

In consideration of Otonabee Conservation wetland policies 7.2 (2), (4) and (16) to mitigate impacts from erosion and pollution, technical staff recommend a Sediment and Erosion Control Plan, in addition to the EIS recommendations, in support of the permit application.

There is a watercourse adjacent to the northern lot line in proximity of the pond; the proposed garage appears to be the closest building/structure to this feature. If upgrades to the entrance are required, additional technical review may be required to satisfy watercourse policy 8.1(2) in support of permit(s).

If you have any questions, please contact the office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jasmine Gibson', with a large, stylized loop at the end.

Jasmine Gibson  
Planning Ecologist

**From:** [REDACTED]  
**To:** [Robinson, Caitlin](#); [McMillan, Crystal DD Clerk](#); [REDACTED]  
**Subject:** Re: 804 Ironwoods Drive Dummer Ward, Twp Douro Dummer.  
**Date:** April 3, 2020 12:15:13 PM

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***April 4 2020***

***To:***

***Caitlin Robinson, Planner - County of Peterborough***

***Crystal McMillan, Clerk/Planning Coordinator Twp Douro Dummer***

***Re: 804 Ironwoods Drive Dummer Ward, Twp Douro Dummer.***

We are advising that we are in opposition to amending the areas of lands in question to 'residential development' within the previously owned iron Woods Golf Course.

As a suggestion of development within the "Hamlet" is not a reasonable request within a water shed area and ecological conservation lands are to be preserved as currently designated as outlined in your recent letter regarding the application to change the zoning is unacceptable.

The previous land owner was denied a Building permit and was denied a septic permit being for the fact that the subject Conservation protected area is 210 feet above sea level, based on geographical mapping. Hence no permit, so the previous structure was moved to meet the guidelines and built 230 feet above sea level. The subject land was then subdivided, for sale, and communicated that there is no opportunity to build within this Flood plane as per Ontario Conservation, so local interest diminished. As no opportunity was available for Permits.

So What's changed, I don't think the sea level

We understand as a new owner they have purchased the property and is know trying the same as the previous owner. Yet the sea level did not change, NO, is NO right, since this is in the Hamlet and all concerned constitutes the development of this property should be the same as the last ruling. so how could this possibly be approved, as nothing has changed, the zoning should remain as it is to prevent a president setting action. .

This is actually a flood plane and there has been changes to the previously mapped grayed area identifying such, Not sure what year that took place or if there are records on file to identify who was notified and the date. (The Hamlet) to amend for a "Development" would not even be morally or ethically right placing waste in a risk area flood plane to have a development placing multiple dwellings within our best left to preserve for future Green space. "The Hamlet" is in a protected status of conservation and is not to be amended to 'residential development'.

***April 4 2020 :***

***Kindly treat this letter as 6 taxpayers opposing this proposed amendment.***

Constituents opposing the amendment listed below:

Thank you Kindly,

Mark and Kelly Remmer

Nigel and Jean McArthur

Doug and Marcel Mundell

***Kindly confirm this email has been received.***

***Kindly keep us informed as to all aspects of this matter.***