

Delegation to Council or Committee of the Whole Request Form

If you would like to attend as a delegation before Council for the Township of Douro-Dummer or the Committee of the Whole, you must complete this form and submit it to the Municipal Office. Please note that the deadline for delegation requests is 12-noon, on the Tuesday prior to the meeting date (seven days before the meeting date).

A copy of any presentation or supporting materials is also required to be submitted at 12-noon, on the Tuesday prior to the meeting date. The only formats accepted are as follows: PFD, PowerPoint, Word, Excel or Jpeg.

Please note that as per Procedural By-law 2022-21, as amended, only three Delegations shall be scheduled for each meeting. The time limit of 10 minutes shall be strictly enforced.

Name of Individual(s) *

Lois Wallace

Name of Organization:

Environment Council for Clear, Stoney and White Lakes.

Please Provide an Email Address:

[REDACTED]

Please provide a phone number:

[REDACTED]

Nature of delegation request: *

The purpose of my delegation on behalf of the Environment Council for Clear, Stoney and White Lakes is to update our January 20, 2025 letter to Council and staff outlining our concerns about the planned sub-division development at Hall's Glen.

There was very little time to research this issue after we became aware of Elaine Hilker's planned January 21 delegation and before submission of our letter. Since then, we have been able to review almost all of the project-related documents.

This has included review of documentation regarding approval of Zoning By-law Amendment (ZBA) No. 2018-45 at the July 24, 2018 Council meeting, the notification process carried out by the Township in advance of that public meeting, and the decision of the Local Planning Appeal Tribunal (LPAT, now OLT), which heard the appeal of the ZBA.

We are satisfied that the Township's public notification process was carried out in accordance with the Planning Act. And it is clear to us that the March 25, 2021 LPAT decision, dismissing the appeal, is final. So, we withdraw the first two bullet point recommendations in our January 20 letter. The rest of our letter still stands. We remain concerned by the very real possibility that the 52 new wells planned for the sub-division will severely impact the well water supplies of existing residences.

Our research revealed that the project hydrogeological studies and reports are even older than we had been told (Genivar, first report June 2012; first Stantec peer review, November 2012; Genivar response, March 2013; second Stantec peer review, May 2013).

Stantec's 2012 peer review questioned the adequacy of Genivar's information about the potential impacts on existing wells. But Genivar's response showed no new work done on the issue – this concern was simply ignored from 2012 on.

The County's conditions report, last revised May 13, 2024, states that the sub-division wells "should be drilled as deep as possible (minimum 12 metres)", and that "prior to the issuance of building permits, a hydrogeologist shall certify that each lot is capable of supplying water of acceptable quality and in sufficient quantity ..." (conditions 12 and 14).

This clearly indicates uncertainty about the adequacy of water supply for the site, and therefore for the surrounding area. The groundwater flow in the area is from southeast to northwest (Genivar, 2012) so it is quite probable that 52 new, deep wells would drain water away from nearby residents' existing wells.

Given this, and the fact that the hydrogeological studies are 12 years old, we again strongly recommend that the Township and County require the developer, at his cost, to undertake a rigorous new hydrogeological study, paying particular attention to potential impacts of the new development on the well water supplies of the immediately surrounding community.

We ask that Council pass a motion at its February 4 meeting, directing staff to consult with the County Planning Department, with the objective of requiring the developer to carry out a new hydrogeological study prior to consideration of final approvals.

The County conditions report makes it clear that the Township is responsible for ensuring that the conditions regarding wells and septic systems are satisfied. If the sub-division is built, and issues arise afterward regarding its water supply, or that of the surrounding residences, the Township will be held responsible.

The genuine water supply concerns of the Halls' Glen community have been ignored for too long. We urge you to take proactive steps now to ensure that a new hydrogeological study is undertaken.

Please upload any additional information you wish to submit.

Please provide a signature *



For the purposes of the Freedom of Information and Protection of Privacy Act, by submitting this form, I/we authorize and consent to the use by, or the disclosure, to any person or public body or publishing on the Municipal website any information that is contained in this submission and recognize that my/our name may become part of the public record.

Thank You

Change the text for this message.