



January 20, 2025

Via email to:

Mayor Watson and members of Douro-Dummer Council

Todd Davis, Chief Administrative Officer (CAO); Martina Chait-Hartwig, Clerk & Assistant CAO

Don Helleman, Chief Building Official (CBO); Christina Coulter, Planner

Iain Mudd, Director, Planning & Public Works, Peterborough County

Keziah Holden, General Manager of Planning, Peterborough County

Re: January 21, 2025 Council agenda item 8: Delegation by Elaine Hilker, Chair, Friends of the Drumlins of Dummer Inc.

We are writing to let Council know that the Environment Council for Clear, Stoney and White Lakes shares with the Friends of the Drumlins group a number of concerns about the planned 52-residence development at Hall's Glen.

There are legitimate concerns about the adequacy of the current well water supply for the two dozen surrounding residences, and the extreme strain that an additional 52 households would put on this supply. Local residents are already experiencing water shortages, and expect them to get worse with increasing summer temperatures and periods of drought. The 2016 hydrogeological study for the project may not have been rigorously done, compared to current requirements, and is now almost 10 years out of date.

This water supply concern is real, and in a broader way is well known to the Township. CBO Don Helleman's December 3, 2024 Report to Council regarding the septic re-inspection program refers to water quantity issues in the Township, citing shallow dug wells, limited water quantity, and rural lots that share the same aquifer. It states, "Douro-Dummer has long standing water quantity issues and protecting our limited potable water sources is important."

We also share the Friends of the Drumlins concerns about the potential for 52 additional septic systems to contaminate drinking water wells and the natural drainage from the site, which slopes toward Stoney Lake.

The site contains many important terrestrial wetlands, noted by ORCA, along with wooded areas, and is home to a variety of birds, mammals and other wildlife, possibly including Species at Risk. Only about one-sixth of the site has been rezoned by the Township as an Environmental Conservation zone; and we share the local community's desire to see all of the site's valuable natural heritage retained, rather than largely destroyed by the development.

We have an additional concern: The potential for many more boats on Stoney Lake, which already has a high level of boat traffic. Many of the 52 new residents would be likely to launch boats at McCracken's Landing.

Overall, we do not believe that full approval of this development would represent good planning. Such a large development is not appropriate for this site, and may be unsustainable. It does not align with Provincial and County policies and plans (past and present) directing larger scale development to settlement areas with already existing communal services.

We do not subscribe to any allegations which may have been made about Township wrong doings with respect to this development.

However, we question whether Council (current and previous) has given sufficient attention to the project documentation, the very real impacts that this development would have on the surrounding residents, and their strong opposition to it. There have been many changes made to the development plan over its long history and there may have been gaps in public process.

We believe it would be to the benefit of all concerned for the Township, in partnership with the County Planning Department as necessary, to take the following steps and report back to the community and ourselves as soon as possible, well in advance of consideration of final approvals:

- To make the current status of the Planning Application and complete project documentation (including up-to-date site plan, environmental and other project studies, peer reviews, and approval conditions to be met) readily available to local residents and community organizations. (We have been unable to obtain the project documentation in the short time since the January 21 Council Agenda was posted. County file 15T-90011 is listed on the County website Planning Application Dashboard, but the Details feature does not link to any project documentation.)
- To ask legal counsel to review the Township's public notification and approval processes for this project to determine if these were fully and openly carried out at key steps; and to determine whether "Hamlet Residential", as the majority of the site has been re-zoned, is a legally recognized zoning category. (Zoning By-law Amendment No. 2018-45, approved by Council July 24, 2018)
- To require the developer, at his own cost, to undertake a rigorous new hydrogeological study and provide a report assessing the current water supply in the surrounding area and the expected impacts on it by the proposed development and climate change.

Respectfully submitted,

Lois Wallace

Executive Member, Environment Council for Clear, Stoney and White Lakes

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