

On Tue, Apr 5, 2022 at 12:22 PM <> wrote:
Hello Martina, hope all is well.

I'm writing to you with a request for help.

We have purchased our lot directly from the township of Douro-Dummer via a tender,
The only available geolocation at that time was the GIS map.

After investing a lot of time and money in accomplishing all of the requirements from the authorities for the purpose of constructing a road to the lot we have discovered a discrepancy in the mapping and notified the authorities right away.

After a long discussion with both ORCA(Don) And our environmental company(Beacon Env.) We where told that the EIS study for the pond portion including ecological and hydrological compensation and engineering work etc... May cost up to 100,000\$ more just for the pond portion of the road, on top of what we have already accomplished and paid.

We simply cannot afford such expanse in studies, especially without any concrete evidence that we will be allowed to proceed with construction after the completion of the studies.
That price is obviously does not include the construction itself nor the material need for it.

After a long thought about this situation,
We have decided to ask the township to allow us to construction the road up to the pond while keeping the required 30m away from the any wetland, by ORCA.

ORCA has approved the original EIS that was done, the only issue is we physically cannot make a 30m x 30m turnaround that is requested by the municipal building department.

As per the township's council "the road after completion if such event will happen, will not be adopted by the township nor will it be maintained by the township "

On that note we are kindly asking for an amended to the requirements of the turnaround to be changed to 20 x 40m that will allow for a big space to turn around at the road's terminus.

And perhaps bringing this situation in front of the council.

So we can finally get this project going and gain easier access to our lot.

Please advise!

As always, thank you very much in advance!
Michael

On Tue, Nov 30, 2021 at 5:14 PM Martina Chait <MartinaC@dourodummer.on.ca> wrote:

Hi Michael,

I apologize for the delay in responding to your most recent emails. Staff from the Township Office and Otonabee Region Conservation Authority have attended the road allowance to view the pond and the area leading up to your property.

From that visit Don at ORCA provided the following comments:

Brief Summary

1. The surveyor has determined that the actual lot lines to the subject property (Lot 17 Conc 7) are a little further North, meaning that a small pond (not shown as part of a PSW or mapped as wetland) is now a barrier to completing the roadway and a required turnaround area. The pond easily meets the definition of being a wetland under the CA Act and likely under the Provincial Policy Statement.
2. The EIS did not speak to this feature and the study effectively terminated at the southern edge of the pond
3. Therefore, the EIS did not carry forward any recommendations for how the roadway would be continued through the pond, speak to its feasibility of even doing so, nor its potentially required ecological and hydrological offsetting/compensation that would be required under ORCA permitting policies.

Conclusion – there is now no plan in place to construct the road to the **actual** property and further complications in determining where to locate a turnaround/parking area that meets municipal standards/sizing while also complying to ORCA permitting requirements. In order to proceed, additional environmental work will be needed, and it is recommended that consultation be sought with Conservation Authority staff prior to initiating any further work. For your reference my prior comments regarding our review of the EIS completed is attached- this was scoped for the entire road allowance south of the pond feature.

Based on your comments below and Don's comments above I need to know how you would like to proceed. I am able to bring a report to Council regarding your

request to start work on the road allowance but I don't believe it would be the best course of action until you and your team have a plan for how the pond may be addressed. It is hard to make a recommendation in favour of you being able to start the road work if there is no suitable location for a parking area on your property and space for the turning circle.

I understand your frustration through this process but now that we are aware the mapping was not correct we need to act based on the correct information provided through the survey.

All the best,

Martina

From: <>

Sent: Tuesday, November 23, 2021 1:42 PM

To: Donald Allin <dallin@otonabeeconservation.com>; Martina Chait <MartinaC@dourodummer.on.ca>

Subject: Re: ToRs for 8th Line Rd Dummer (ORCA File POTD-8)

Hello Martina and Don,

I hope that you have some news or an update for me on how to proceed...

Thank you,

Michael

On Tue, Nov 2, 2021 at 11:47 AM <> wrote:

Hello Martina , Don and everyone else involved,

First I would like to state that no work has commenced on the road allowance, also i would gladly cooperate and attend the site visit, just let me know the time and date so i can make arrangements to be there.

Second, after a conversation with Beacon and especially the Surveyor, I've found out that the GIS maps on which all the proposed development is planned upon are incorrect.

According to the surveyor the property line or corner in our case starts in the middle of the pond and not 30m before the pond. (Please see attached Survey)

Which changes everything in our planning and as per my understanding, please correct me if i'm wrong... in order to accommodate the 30 x 30m parking at the road terminus and to deed the 10 x 30m from our property to the township,

The road has to reach our property which means constructing the road thru the pond.

I will be honest, this is extremely frustrating, after over 2 years in the making and close to 20,000 dollars spent we are back starting from scratch.

Please let technical staff review the document and please advise on what to do next.

Thank you in advance !

Michael

On Mon, Nov 1, 2021 at 9:14 AM Martina Chait <MartinaC@dourodummer.on.ca> wrote:

Hi Michael,

I hope you and your family are doing well. In our last email, I had stated that I would be taking a report to Council regarding the EIS on November 2, 2021. In reviewing the report and ORCA's comments with colleagues at the Township and ORCA some concerns have arisen that need to be addressed prior to me sending my report to Council with a positive recommendation.

In reading the report from Beacon, they have identified that the parking location to access your property will be on the road allowance. This will need to be modified as the road allowance cannot be blocked. Further to that, we will need a turning circle at the end of the road to ensure that plow trucks can turn around. While this circle can use the road allowance, some of your property will need to be used as well to ensure that there is sufficient space. In other instances, similar to yours the requirement is a 100' turning circle.

As well, the Township's enforcement staff and ORCA would like to attend the project to ensure that no work on the project has commenced such as tree cutting on the allowance, the placement of culverts or the filling in of any low or wet locations prior to any recommendation to council.

Staff would like to complete this visit as soon as possible not only to help move this project along by answering any outstanding questions but also to view the site prior to the arrival of winter and snow.

Thank you and we look forward to continuing to work with you.

All the best,

Martina