

**Vanessa Sweeting**

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**From:** Martina Chait  
**Sent:** Thursday, January 7, 2021 2:39 PM  
**To:** Vanessa Sweeting  
**Subject:** FW: Minshall/McGriskin severance, 921 Douro First line

Please file, thanks.

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**From:** David Minshall <dwminshall@gmail.com>  
**Sent:** Thursday, January 7, 2021 10:16 AM  
**To:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Cc:** Crystal McMillan <crystal@dourodummer.on.ca>; mwilkinson@otonabeeconservation.com; Valerie McGriskin <vmcgriskin@gmail.com>; Martina Chait <MartinaC@dourodummer.on.ca>  
**Subject:** Re: Minshall/McGriskin severance, 921 Douro First line

Hello Keziah,

My wife and I have taken your counsel and have decided to reduce this application to one lot. That would be the one in the northwest corner of our property.

We will adjust the boundaries to comply with all directives.

I'm trusting that this should move this file along. At least I hope so.

I'm not sure what the next step is.

Your advice is appreciated.

Thanks and regards,

David Minshall

On Mon, Nov 23, 2020 at 12:49 PM Holden, Keziah <KHolden@ptbocounty.ca> wrote:

Hello David,

I have taken the opportunity to complete a Preliminary Severance Review for the revised proposal based on the information you have provided. The Review, attached, has found that while the proposal appears to meet the requirements of the Official Plans, it does not appear to conform to the Provincial Growth Plan, which takes precedence over the local Plans. The severed parcels appear to be within the 30 metre vegetation protection zone (VPZ) surrounding a nearby wetland and new lots are not permitted in this area. The lot lines should be reconfigured to stay outside of the 30 metre VPZ.

I would suggest that the northernmost lot be adjusted to be entirely outside of the 30m VPZ surrounding the wetland. There looks to be plenty of room to accommodate this. If you wish, it could also be moved to the corner to abut the neighbours property (Kampstra). With only one lot being proposed in this location the MDS arcs are smaller since the larger arcs are triggered by a group of 4 or more lots. A single lot looks like it could easily be accommodated in the northwest corner, but would still require a Natural Heritage Evaluation (environmental study) to be submitted in support of the application. I would recommend speaking to the Conservation Authority about the content of the study. The Township should also be consulted to ensure safe access is available.

The second lot, further south, is constrained by the wetland and its 30m VPZ. Trying to maintain the minimum area to meet zoning requirements may be difficult in this area.

Please read through the attached review carefully and feel free to contact me if you have any questions.

Take care,

Keziah Holden, B.A.  
Senior Planner, Peterborough County

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**From:** David Minshall <[dwwminshall@gmail.com](mailto:dwwminshall@gmail.com)>  
**Sent:** November 18, 2020 8:33 PM  
**To:** Holden, Keziah <[KHolden@ptbocounty.ca](mailto:KHolden@ptbocounty.ca)>  
**Cc:** McMillan, Crystal DD Clerk <[crystal@dourodummer.on.ca](mailto:crystal@dourodummer.on.ca)>; [mwilkinson@otonabeeconservation.com](mailto:mwilkinson@otonabeeconservation.com)  
<[mwilkinson@otonabeeconservation.com](mailto:mwilkinson@otonabeeconservation.com)>; Valerie McGriskin <[vmcgriskin@gmail.com](mailto:vmcgriskin@gmail.com)>  
**Subject:** Minshall/McGriskin severance, 921 Douro First line

Keziah,

This email is in response to your email from May 2020, regarding our proposed severance for 921 Douro First Line.

We have made the following changes to our original request to comply with your letter.

Change 1

- Instead of severing two lots at the north end of our property, we are reducing that to one. The eliminated lot would be the one closest to our current neighbor, (Kamstra).

Change 2

- I had an inspection report completed to confirm that the barn noted on the retained parcel has never been, and never will be, used as a barn. I will attach a copy of that report.

Change 3

- We have moved the second proposed severance further south. I am also attaching a (primitive) copy based on the original you provided.

Hopefully, these changes initiate the next steps. I'm not sure how to proceed and would appreciate your guidance. If any more information is required, please ask.

In these strange times I'm certain that a meeting won't happen but if a phone call is needed, I shall make myself available.

Thanks and regards,  
David Minshall  
705-917-0161