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December 6, 2016

Municipality of Trent Lakes
760 County Road 36
Trent Lakes, ON
K0M 1A0

ATTN Mayor and Members of Council

Re: Proposed Plan of Subdivision
Buffalo Bay, Part Lot 17, Concession 14
Geographic Township of Harvey,
Municipality of Trent Lakes
EcoVue Reference No.: 14-1396

Introduction:

2344283 Ontario Inc. is proposing to develop a sixteen (16) lot plan of residential subdivision, together with a common elements condominium, which will be oriented to the protection of Buffalo Bay - Pigeon Lake. Buffalo Bay is a small, protected bay, extending northward approximately 300 metres from the main basin of Pigeon Lake.

EcoVue Consulting Services was contracted by Mr. Peter (Bedros) Avedian, on behalf of 2344283 Ontario Inc. to provide professional planning services in support of applications for development of a shoreline residential community on Part Lot 17, Concession 4 of the geographic Township of Harvey.

This letter will provide a brief summary with respect to the proposed development. 2344283 Ontario Inc. intends to file a complete application for the proposed Plan of Subdivision and Plan of Condominium with the County of Peterborough and an application to amend the Municipality of Trent Lakes Zoning By-law to permit the proposed development.

Design:

2344283 Ontario Inc. is proposing to develop a sixteen (16) lot plan of residential subdivision adjacent to Buffalo Bay, together with a common elements condominium. The proposed lots range



from 0.34 to 0.50 hectares and lot frontages of 45 metres, in accordance with the Municipality's Comprehensive Zoning By-law.

The proposed recreational dwellings are expected to appeal to an upscale market, seeking a quiet, passive or low-impact recreational lifestyle in a secluded, yet easily accessible area of the Kawartha Lakes.

The common elements condominium will include the internal road (Block 1), all lands within 30 metres of the shoreline of Buffalo Bay (Block 2), two docking areas (Blocks 3 and 4) and open space wildlife corridors (Block 5). Lands to the rear of the subdivision are proposed as a natural, open space area (Block 6). Conditions within the Condominium Agreement will ensure that the sensitive features associated with the shoreline of Buffalo Bay, together with the wildlife corridors and natural open space will not be adversely impacted by the development of recreational dwellings on the property.

Servicing:

The subject property is located in a rural area where no municipal sewage and water services are available. Given the size of the proposed development, communal services are not a financially viable option. The lots are to be serviced by individual on-site sewage and water systems.

Policy/Planning Considerations

The Plan of Subdivision is consistent with the policies of the Provincial Policy Statement (PPS):

- There are four Species at Risk (SAR) that have been identified as potential occurrences within the immediate area of the subject lands. Requirements for permitting under the Provincial Species-at-Risk legislation will be addressed directly with OMNR, in accordance with Section 2.1 (Natural Heritage) of the PPS.
- Through the Storm Water Management Plan, the proposed development has been designed to protect the quantity and quality of groundwater and surface water resources on site in accordance with Section 1.6.6 Sewage, Water and Storm water, of the PPS.



- The development area is located above the flood line elevation and safe access to the site is available in accordance with the policies of Section 3.1 (Natural Hazards) of the PPS.

The Plan of Subdivision is also consistent with local area plans:

- The development adheres to policies from County of Peterborough Official Plan pertaining to resource based recreational development within a Shore-land Area
- The Development is also consistent with the policies of the Municipality of Trent Lakes Official Plan, with respect to resource based recreational development within the Recreation Dwelling Area designation.

An Official Plan amendment is not required to permit this development. Although the property is zoned to permit the proposed use, it is our opinion that a further amendment to the zoning on the property will be necessary to protect sensitive natural heritage features identified on the property during the course of our analysis.

Technical Studies:

A pre-consultation meeting was held in March 2014 with representatives of the County of Peterborough, the Township of Trent Lakes and project team members attending. Following the meeting, we were provided with a checklist of planning requirements from the County of Peterborough and the Municipality of Trent Lakes. The following studies have been completed in support of the development proposal to facilitate approval:

- Hydrogeological Studies (Cambium)
- Storm Water Management Plan (Engage Engineering)
- Traffic Study (Tranplan)
- Environmental Impact Analysis (Beacon)
- Archaeological Study (York North)



- Planning Study (EcoVue)

First Nations Consultation:

The Municipality of Trent Lakes is rich in early First Nations sites that are part of the Williams Treaties Signatories. Many First Nations members live in the community year-round or seasonally. It is our goal and intention to engage with all seven First Nation Williams Treaties Signatories in meaningful and fruitful consultation regarding this proposed development.

Conclusion:

It is our professional opinion that the development proposed by 2344283 Ontario Inc. is consistent with the 2014 Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the County of Peterborough Official Plan as well as the Municipality of Trent Lakes Official Plan. It is also our professional opinion that the development, as proposed, constitutes good planning. We look forward to discussing this exciting project with you!

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Heather Sadler".

Heather Sadler B.A. M.A.MCIP RPP
Principal Planner

