

**From:** [noreply@porthope.ca](mailto:noreply@porthope.ca) on behalf of [REDACTED]  
**To:** [Planning](#)  
**Subject:** Andrew Choate\_Garden Hill Subdivision  
**Date:** June 9, 2022 7:03:03 AM

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The proposed high density apartments/condo is out of character for the hamlet. Given that there are no municipal services, it is very concerning that this density places extreme demand on the parcel. Well and septic requirements beside a creek with a large paved area is problematic. Will there be a septic reserve? No reference was made to how buildings would be heated/cooled.

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Origin: <https://www.porthope.ca/en/business-and-development/current-planning-applications.aspx>  
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This email was sent to you by Andrew Choate <[REDACTED]> through <https://www.porthope.ca>.

**From:** [Theodhora Merepeza](#)  
**To:** [Sagar Babbar](#)  
**Cc:** [Vanessa Lightle](#)  
**Subject:** FW: Blanding's Turtle EIS Omission - Port Hope 3852 Ganaraska Road Subdivision Application  
**Date:** July 5, 2022 9:19:48 AM  
**Importance:** High

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FYI

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**From:** H. Stoosh <[REDACTED]>  
**Sent:** July 5, 2022 8:56 AM  
**To:** sspitale@nsenvironmental.com  
**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>; Todd Davis <TDavis@porthope.ca>  
**Subject:** Blanding's Turtle EIS Omission - Port Hope 3852 Ganaraska Road Subdivision Application  
**Importance:** High

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Dear Mr. Spitale:

It has been confirmed that North South Environmental is undertaking a peer review of the Environmental Impact Study (EIS) submitted as part of the application for a residential development located at 3852 Ganaraska Road in the Municipality of Port Hope. The applicant is proposing to facilitate the development of 43 single detached dwellings and one block for a 10-21 unit apartment building on the subject lands.

[https://www.porthope.ca/en/business-and-development/resources/Current%20Planning%20Application/Stalwood%20Homes/Subdivision%20and%20Zoning%20By-Law%20Amendment%20Files/EIS%203852%20Ganaraska%20Rd.%20Port%20Hope\\_April%2028%202022.pdf](https://www.porthope.ca/en/business-and-development/resources/Current%20Planning%20Application/Stalwood%20Homes/Subdivision%20and%20Zoning%20By-Law%20Amendment%20Files/EIS%203852%20Ganaraska%20Rd.%20Port%20Hope_April%2028%202022.pdf)

**There is a population of Species at Risk Blanding's turtles which use the development site as critical habitat as well as a movement corridor** (recent documentation below). **Their presence is not noted in the EIS submitted in support of the application for this residential development.** The recent Blanding's turtles sightings have been registered with the NHIC. The Blanding's turtle is currently listed as *Threatened* under the Ontario Endangered Species

Act, 2007 and *Threatened* under the Federal Species at Risk Act. The species has also been designated as a Specially Protected Reptile under the Ontario Fish and Wildlife Conservation Act. These acts offer protection to individuals and their habitat. The habitat of this species is further protected in Ontario by the Provincial Policy Statement under the Planning Act.

Yours truly,

Jane Zednik

Email: [REDACTED]

**Ontario Provincial Policy Statement** issued under the Ontario Planning Act

The Provincial Policy Statement protects the habitat of threatened and endangered species by prohibiting development and site alteration in significant habitat of endangered and threatened species (Section 2.1.3[a]).

This policy also prohibits development and site alteration in “significant wildlife habitat” (Section 2.1.4[d]).

Section 6 of the policy states that “significant” as it applies to areas means those that are “ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.” In the same section, “wildlife habitat” is defined as “areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.”

#### **Endangered Species Act (ESA 2007)**

*“No person shall damage or destroy the habitat of a species that is listed on the Species at Risk in Ontario List as an endangered or threatened species; or a species that is listed on the Species at Risk in Ontario List as an extirpated species, if the species is prescribed by the regulations for the purpose of this clause. (Section 10[1][a and b])*

***“Threatened species and their general habitat are automatically protected.”***

<https://www.ontario.ca/page/blandings-turtle>

The locations of Blanding's turtles recently observed and documented by a local resident (photos below) are on proposed residential Lots 35 and 36 in the site plan for 3852 Ganaraska Road (highlighted in yellow) – an area which includes the wetland to be filled in, the vernal ponds (outlined in blue) to be filled in and the 1.5 ha of the designated 'significant' woodland (green area) to be razed – all described as critical habitat to be protected in the Government of Ontario's Blanding's Turtle Recovery Strategy.

[Blanding's Turtle recovery strategy | ontario.ca](http://Blanding's Turtle recovery strategy | ontario.ca)







**Blanding's turtle Photo above taken on June 19<sup>th</sup>, 2022 (both photos and site locations recorded by local resident Anna Vanderstarre)**

**Photos below taken June 27<sup>th</sup>, 2022.**





Additional Note: That EIS also states that while there *might be* significant wildlife habitat for snapping turtles on or abutting the development site, none were observed. However, there is a healthy and abundant population of snapping and painted turtles on site. A local resident constructs and installs nest protection cages. A resident has also constructed floating platforms for painted turtles to use in the Garden Hill pond.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [Vicki Mink](#); [Greg Burns](#)  
**Subject:** 3852 Ganaraska Rd SU01-2022  
**Date:** June 10, 2022 3:31:26 PM

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Hi there

I have received today by mail the Notice of Complete Application & Public Meeting regarding the above proposed development at 3852 Ganaraska Road in Garden Hill.

As part of that printed Notice, there is attached a second page of visual plan details, Figures 2 & 3. Reduced as they are to a piece of letter paper, the printed details are essentially illegible. When I go to the online PDF for this notice on the Municipal website, neither of these important Figures for the Draft Plan of Subdivision and the Zoning By-law Amendment sketch is available. Furthermore, I cannot find any definition of Exceptions 121 and 122 in any document. I am searching for any identification of the proposed site for a '10-21 unit apartment building'.

In order to be able to accurately assess the proposal, legible documents surely must be provided. Please advise me if and when they become available online.

Christopher Sanderson

3994 Frost Ave. Garden Hill,  
Campbellcroft, ON, Canada  
L0A 1B0

[REDACTED]

**From:** [noreply@porthope.ca](mailto:noreply@porthope.ca) on behalf of [REDACTED]  
**To:** [Planning](#)  
**Subject:** Proposed Subdivision at 3852 Ganaraska Rd  
**Date:** June 29, 2022 2:26:11 PM

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1. According to the planning report, the identified significant woodland on the property to be developed will be impacted with the loss of a total of 1.5 ha on 9 proposed lots. One of the reasons that a woodland is significant is due to its size and hence the removal of 1.5 ha ( approximately 17% ) runs counter to the purpose of its designation. Providing replacement woodland 2.5 kilometers distant does not maintain the significance of the woodland on the property to be developed. Hence, it is my opinion that the 9 lots affecting the size of the significant woodland should not be permitted.

2. It is indicated in the planning report that no parkland will be provided in the new development and it is suggested that existing recreational facilities are available at the Alex Carruthers Memorial Park. That park is more than 400 m distant from the proposed development and users would have to cross busy Ganaraska Rd to reach the park. Ganaraska Rd has a speed limit of 60 kph through Garden Hill, but undoubtedly vehicles travel at higher speeds. It is my opinion that consideration should be given to the installation of a signalized crosswalk to provide safe access to the park (and to the general store which is also located on the south side of Ganaraska Rd) from the residential areas on the north side of Ganaraska Rd.

Thank you.

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Origin: <https://www.porthope.ca/en/business-and-development/current-planning-applications.aspx>  
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This email was sent to you by Doug Burgess <[REDACTED]> through <https://www.porthope.ca>.





Open House  
Comment Sheet



EcoVue Consulting  
Services Inc.  
Suite 200, 311 George St. North  
Peterborough ON  
K9J 3H3

June 22 2022

Please provide any questions or comments you may have in the space below (please feel free to use the back of this sheet if necessary).

I thank you for the information you provided and the questions you answered. It was well spoken, although not complete answers and after talking around my questions. Our main concern was about water supply and sewage disposal. While most properties in our area have on site water supply and septic disposal. Most if not all the lots are bigger than those on the plan presented. Thus we have concerns about the impact on the aquifer in the area of the proposed development and on the area in which we live. If there is an impact in the near future what is the liability of the developer? Similarly if there is an impact from (over)

Please provide your contact information below so that we may answer your question:

Name: Tom + Doreen Sears

Address: 9632 County Rd. 10 R2#1  
Campbellcroft ON L0A1B0

Telephone:

Email:

the septic disposal is there a liability on the developer?

Another concern is the lack of foresight in "community use" facilities i.e. playgrounds or safe places for children to play (not on the roads)

Not all families will be "childless" and if they are when purchasing this may and probably will change. This is also a negative aspect for future residents who may buy houses in the new subdivision in the future.

The exit & entry onto County Rd. 9 (the Manaraska Road) will result in a significant increase in traffic. This will also be true for the exit/entry on to County Road 10.



## Open House Comment Sheet



EcoVue Consulting  
Services Inc.  
Suite 200, 311 George St. North  
Peterborough ON  
K9J 3H3

June 22 2022

Please provide any questions or comments you may have in the space below (please feel free to use the back of this sheet if necessary).

Our concerns are as follows.

1. Farm land. - It is time to start thinking about where our food is going to come from. The coast rely on off shore imports anymore. Also transportation causes pollution. We need local supplies. This farm was always supplying grains, meats, and/or vegetables.
2. Water is a necessary item both for the wild life (such as birds, frogs etc.) and all of us. This large development will require a lot of our ground water. We are concerned about the aquifer. We all pump from the one common supply.
3. Traffic. This will add many more cars to the #9.
4. Green space. Where are the children to play?
5. Schools. Where will they go to school. Buses?  
more pollution!

Please provide your contact information below so that we may answer your question:

Name: Gordon & Catherine Nelson - long time farmers

Address: 7800 Nelson Lane Campbellcroft Ont

LOH-130

Telephone: [REDACTED]

Email: [REDACTED]

It's time to prepare for the future. Our grand & great grand children will be hungry.

P.S. There is a lot of non productive farm land in Ontario that would be very suitable for housing



**From:** [noreply@porthope.ca](mailto:noreply@porthope.ca) on behalf of [REDACTED]  
**To:** [Planning](#)  
**Subject:** Zoning Bylaw ZB02-2022-3852 Ganaraska Rd.  
**Date:** July 6, 2022 1:24:56 PM  
**Attachments:** [uploadsBlock 104 Site Plan4902070c-60e1-4598-9d51-a0551a84fff6.pdf](#)

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Concerns with Block 104 RESV2 exceptions.

The lot size is being reduced from 8000 sq m bylaw to 5720 sq m. This is a reduction of 28%..that is a huge exception for no reason.

Also multi dwelling units in RESV2 are required to be serviced by municipal sewer/water...this is not available in Garden Hill....will this law be throw out the window also??

The maximum land coverage bylaw is 30%, with resv2 exemption of lot size to 5720 sq m .... this leaves only 1716 sq m for lot coverage...drawing SP1 has building and parking lot at 1646.9 sq m....this leaves 69.1 sq m left....does this leave enough area for multi unit septic repair/expansion??

another point is access to building through Frost Ave...why redirect so much traffic through an existing neighbourhood? why not just come off number 9 into building parking lot? This would require less land covered in asphalt. There is already problems with ditch drainage on Frost Ave (see SR-4464), having more asphalt will just make rain water runoff even worse.

In short, bylaws should not be ignored or exempted just to cram the biggest building on the smallest site possible, this does not fit in with the established neighbourhoods.

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Origin: <https://www.porthope.ca/en/business-and-development/current-planning-applications.aspx>  
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This email was sent to you by Garvin Leathem [REDACTED] through <https://www.porthope.ca>.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Public Meeting re: ZB02-2022 Draft Plan SU01-2022  
**Date:** June 14, 2022 11:15:36 AM

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Hello,

I would like to be included in the public meeting regarding the Draft Plan of subdivision and rezoning of the lands in Garden Hill known as 3852 Ganaraska Rd. I also plan to make a submission opposing the development in particular the 10-21 Unit Condo Apt building. This proposal does not suit the urban hamlet area and the existing landscape.

I would also strongly urge the Town to host his meeting in person at the Hub in Canton. This is a rural matter that deserves the attention of Mayor and Council, and to recognize the potential impact and importance this has for the current residents of Garden Hill and area.

Glenn & Kristen Deeth  
3985 Frost Avenue  
Garden Hill

[REDACTED]

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Proposed Plan of Subdivision at 3852 Ganaraska Road  
**Date:** July 11, 2022 12:36:36 PM

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Dear Theo and Port Hope Planning Department,

Further to my email dated June 28th, 2022, in which my number 1 point was availability of water, I strongly believe that the water study should have been completed during the summer months when the water table may be at its lowest due to lack of rain (not February). This may show much different readings of the liters per minute flow and the recovery time on the wells being monitored (ours being one of the wells being monitored).

Thank you in advance for adding this to my original submission.

Pam and Herco

**From:** [REDACTED]  
**To:** [Bob Sanderson](#); [David Smith](#); [John Bickle](#); [Vicki Mink](#); [Planning](#)  
**Subject:** Proposed Subdivision - 3852 Ganaraska Road, Gardenhill  
**Date:** June 28, 2022 8:25:02 PM

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Dear Mayor, CAO, Councillors and Planning Department:

Our concerns for this proposal:

1) WATER SUPPLY - Is there really sufficient water to service another 80-100 residents(not including proposed apartment)? What happens in say 5 years when we don't have enough water...then what?

2) ZONING - The Council MUST NOT APPROVE THE ZONING change to allow for a multiple use apartment/condo to be constructed on WELL AND SEPTIC land. How would that even be feasible?

3) THE CREEK - The creek that is supposed to run across the field and under County Road 9 must be checked out as very little water, if any, flows under County Road 9 as the water is being disbursed across the field before it reaches County Road 9 and the creek, as such, pretty much stops flowing behind 3988 Frost Avenue making the field even wetter. The water is blocked up somewhere in the field as the water in the creek behind our house is about 1 1/2 feet higher than it was 5+ years ago. This creek in the field must be looked at as during heavy rains the water definitely flows over the banks behind our house as it is no longer running freely beyond that. We spoke to Cody, the Engineer at the June 22nd meeting, and he was unaware of this. He advised that they had to be very cautious about doing anything with the flow of the creek without Ganaraska Region Conservstion Authority approval.

4) WETLANDS - How can the wetlands where the turtles and other wild life habitate be relocated to another location without harm?

5) TREES - What is the estimate of the number of trees to be removed and will they be replaced?

6) LOT SIZES - Recomend less number of homes and larger lots which would reduce stress on the water table.

Thank you for your time and consideration in helping to make the best decisions for the future of this quaint little hamlet of Gardenhill.

Pam and Herco Kort  
3988 Frost Avenue  
Campbellcroft



**From:** [noreply@porthope.ca](mailto:noreply@porthope.ca) on behalf of [REDACTED]  
**To:** [Planning](#)  
**Subject:** 3852 Ganaraska Rd  
**Date:** June 23, 2022 11:28:40 AM

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I am submitting our opposition to the proposed development. The addition of a large number of drilled wells in close proximity to our property will very very very likely cause our dug well to go completely dry. As it exists now the refresh rate allows us to live fairly normally but we are judicious with our consumption or we would go dry. I fear that the hydrology of the Garden Hill watershed does not allow for such an increase in consumption. According to Government of Canada information the average household water consumption the proposed project would see a requirement in excess of 21,000 litres per day or approximately 8 million litres per year. Having daily witnessed the ongoing work next door it seems clear (to a 30 year construction project manager) that the hydrological investigation seems rather thin. Three investigative bores would be extremely inadequate to reveal the complete subterranean water map. While my concerns are primarily focused on our own situation I fear that the long term conditions for what would be the future residents of the development as well as existing residences in other parts of the watershed (Woodlands, LaRose,...) might be similarly affected. Who then deals with that issue? Does Port Hope truck in water? Does municipal water have to be connected? And do long-gone officials suffer any consequences?

This is simply a terrible location for a project of this size.

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This email was sent to you by Richard Yoshida <[REDACTED]> through <https://www.porthope.ca>.