

# Garden Hill Residents' Concerns Brief

3852 Ganaraska Rd  
Mistral Land Development Inc



# Concerns to be Presented

Water & Developer's Contingency Plan

Multi-Unit Residential

Area of Natural and Scientific Interest (ANSI) & Environment

Planning & Engineering

# Who we are

- Certified Engineering Technician, 33 yrs. experience in municipal engineering
- Professional Geoscientist (PGO), 36 yrs. experience
- House builder, 30 yrs. experience
- Parks, Recreation and Culture Director specializing in community development, 19 yrs. experience
- Port Hope Council member, 8 yrs. experience
- Strategic planning consultant
- Former member and Chair of the Port Hope Tree Advisory Committee
- Native plant and woodland ecosystems expert
- Participant in wildlife rescue missions
- Water safety and security advocacy
- Trained Forest Engineer
- GIS Technician

# Concerns to be Presented

## Water & Developer's Contingency Plan

Multi-Unit Residential

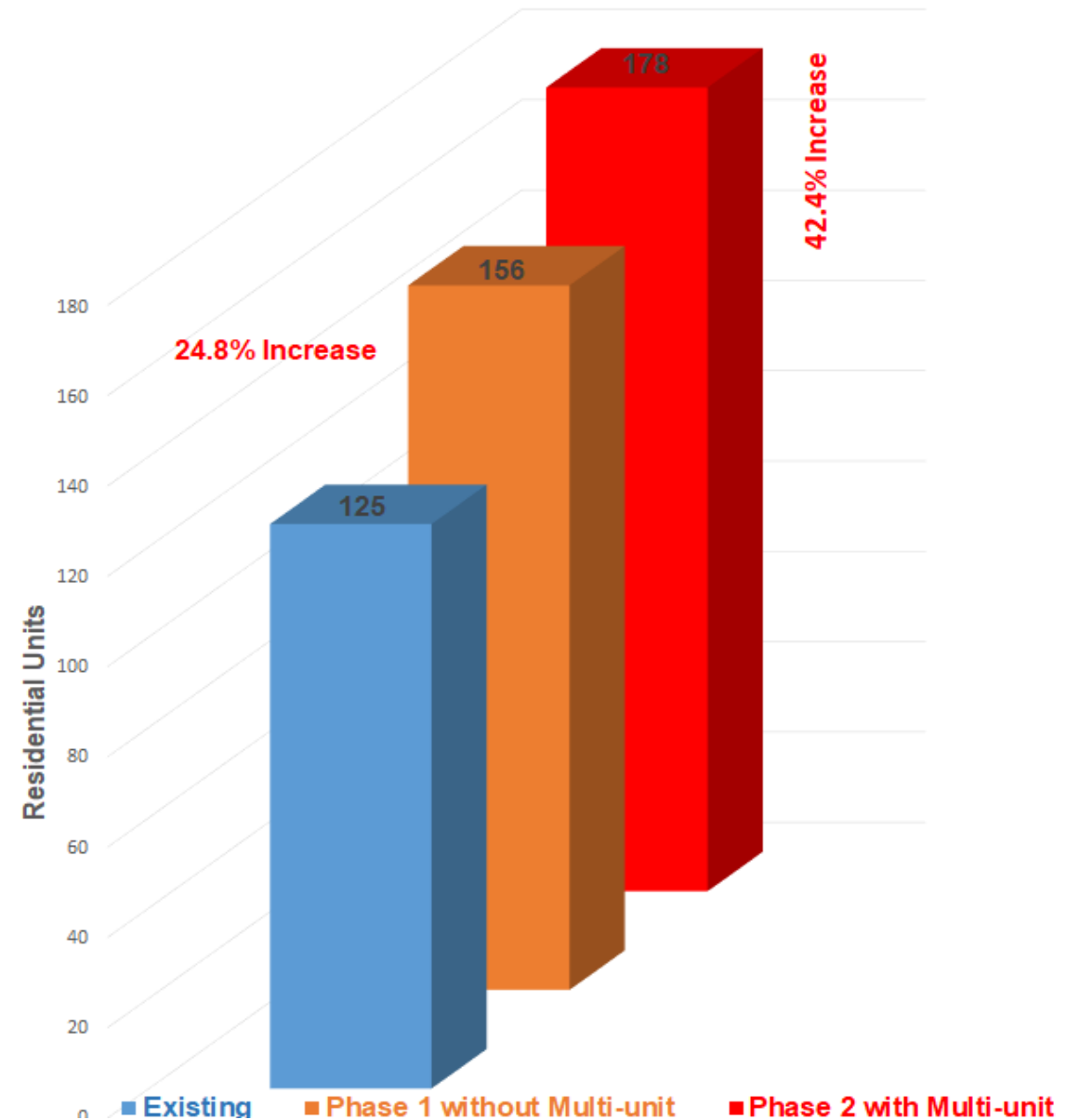
Area of Natural and Scientific Interest (ANSI) & Environment

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# Hydrology Report

- Existing report
  - Conflicting and contradictory statements
  - Inadequate for density
- Questions and Recommendations
  - Further study
  - Responsibility
  - 3rd party peer review

## Demand on Aquifer within 1km of Site



# Developer's Contingency Plan

- Pre & post construction monitoring
- \$50,000
- Assistance

# Concerns to be Presented

Water & Developer's Contingency Plan

## Multi-Unit Residential

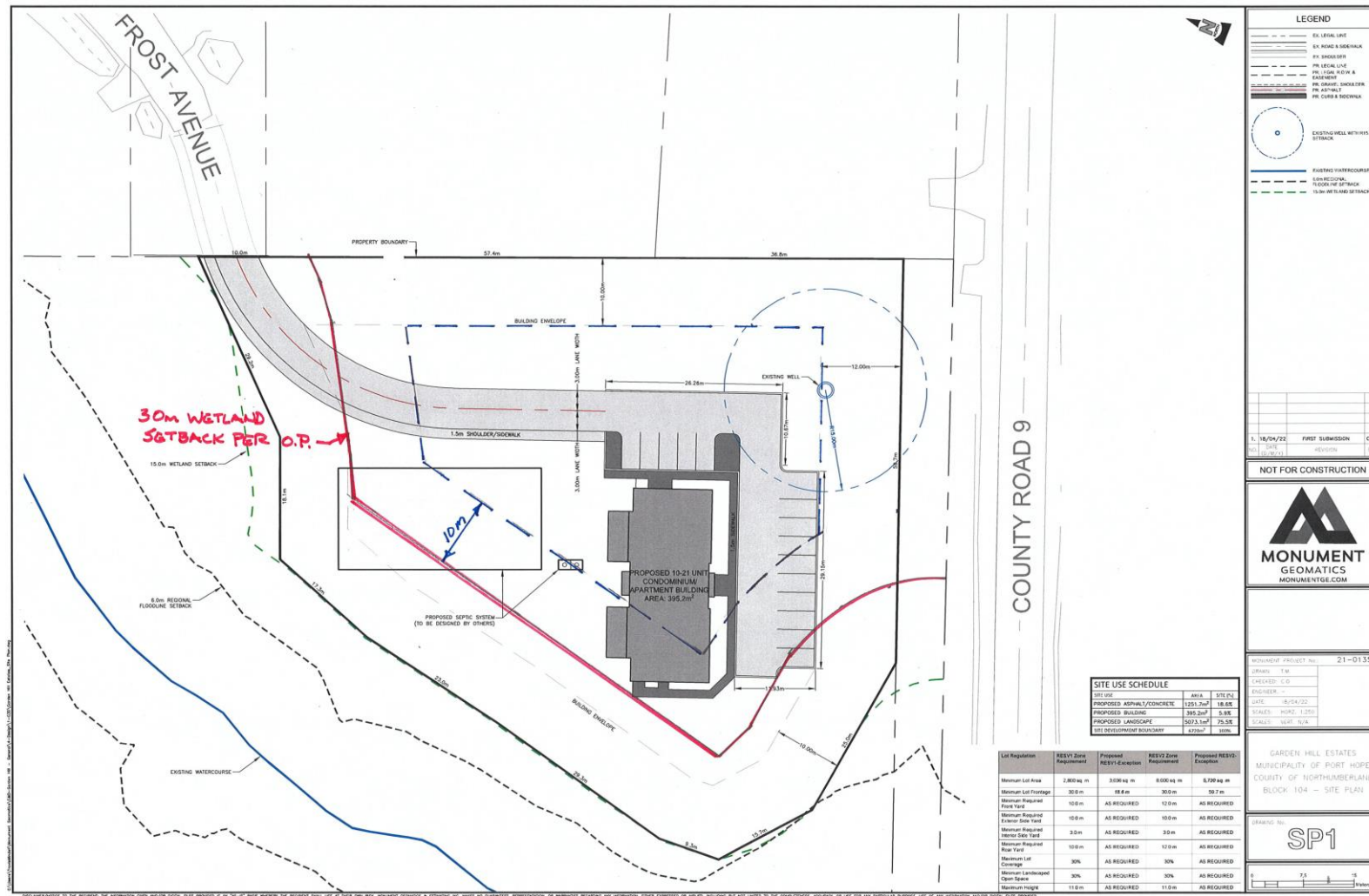
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# Multi-Unit Residential

- Municipal water & sewage
- 2nd well & storage tanks
- Inadequate lot size
- 30 meter setback from creek





# Multi-Unit Residential

- Inappropriate to cultural heritage & current land use



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# Area of Natural and Scientific Interest (ANSI)



Area of Natural and Scientific Interest



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Area of Natural and Scientific Interest



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Area of Natural and Scientific Interest



# Area of Natural and Scientific Interest (ANSI)



Area of Natural and Scientific Interest



# Area of Natural and Scientific Interest (ANSI)

- 'Provincially Significant' ANSI
- Protected under the PHOP, the NOP and the Natural Heritage System
- No interference permitted
- MNRF recommends 3rd party Conservation Geologist



# Environment

- Significant woodlands
- Wetlands
- Wildlife habitat



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# Planning and Engineering

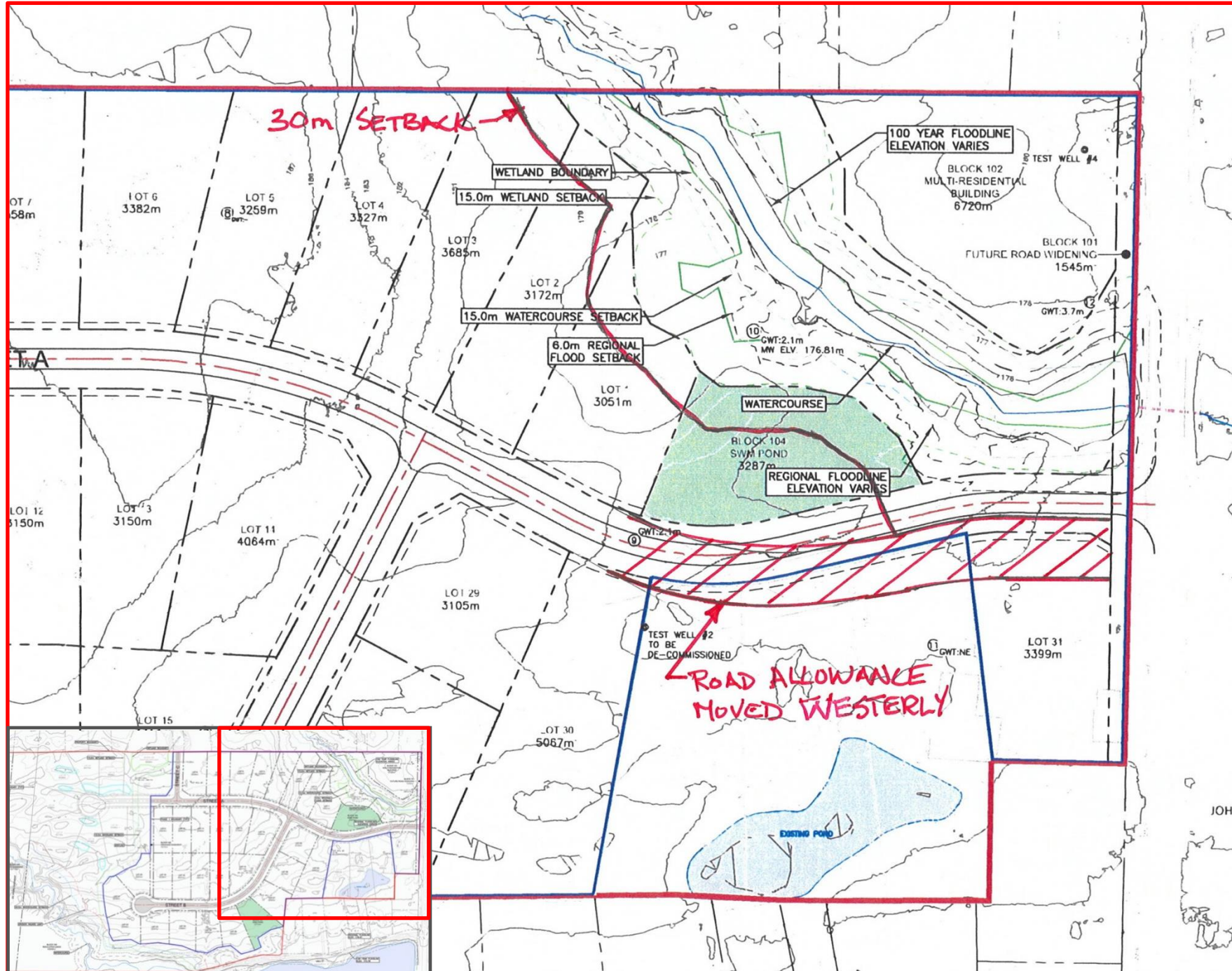
- Lot Size, frontage and storm water





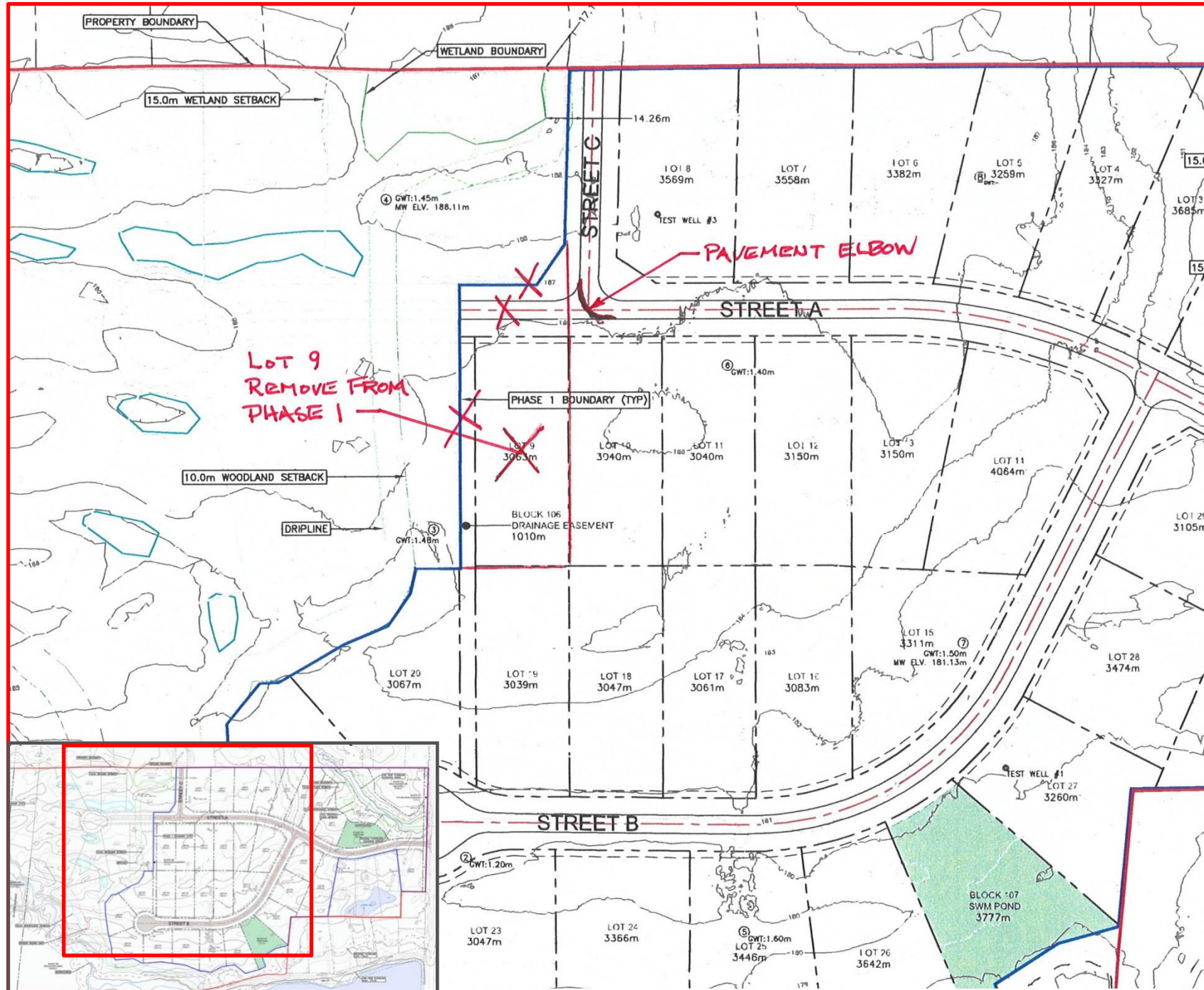
# Planning and Engineering

- Setbacks



# Planning and Engineering

- Lot 9





# Closing Words

“Environment is no one’s property to destroy; it’s everyone’s responsibility to protect” – Mohith Agadi