



Town of Huntsville Staff Report

Meeting Date: May 13, 2026

To: Planning Council

Report Number: DEV-2026-44

Confidential: No

Author(s): Madalene Albano, Senior Planner

Subject: CPPA/04/2026/HTE - Jardine Investment Inc. - 2483 Old Muskoka Road

Report Highlights

Staff review and recommendation respecting Community Planning Permit Amendment Application CPPA/04/2026/HTE.

Recommendation

Be It Resolved That: Planning Council APPROVE Community Planning Permit By-law Amendment Application CPPA/04/2026/HTE, the purpose and effect of which is to change the precinct on the lot from a Community Residential (CR) precinct to a Community Residential with Exception (CR-Exception) precinct to:

1. Permit a multiple residential dwelling as an additional primary use;
2. Permit a maximum of 10 dwelling units on the property;
3. Recognize the location of an existing driveway and parking area being 0m from the south interior lot line;
4. Reduce the required setback to a refuse collection area from 10m to 3.4m;
5. Reduce the required landscape buffer along the aisle and parking area abutting the south interior lot line from 3m to 0m; and
6. Require that a privacy fence be installed along the south interior lot line adjacent to the parking area and driveway aisle;

All to permit the conversion of an existing institutional building on the property into a multiple residential dwelling containing ten (10) dwelling units.

Background

On March 11, 2026, Planning Council considered Community Planning Permit By-law Amendment Application CPPA/04/2026/HTE.

Staff's initial review respecting the applications is contained in Report [DEV-2026-21](#).

Purpose and Effect:

An application has been submitted to convert the existing building on the property into a multiple residential dwelling containing ten (10) dwelling units. To facilitate this, a Community Planning Permit By-law Amendment is proposed to change the precinct on the lot from a Community Residential (CR) precinct to a Community Residential with Exception (CR-Exception) precinct to:

- Permit a multiple residential dwelling as an additional primary use;
- Permit a maximum of 10 dwelling units on the property;
- Recognize the location of an existing driveway and parking area being 0m from the south interior lot line;
- Reduce the required setback to a refuse collection area from 10m to 3.4m;
- Reduce the required landscape buffer along the aisle and parking area abutting the south interior lot line from 3m to 0m; and
- Require that a privacy fence be installed along the south interior lot line adjacent to the parking area and driveway aisle;

The proposed multiple dwelling will contain ten (10) units, consisting of two (2) studio units, two (2) one-bedroom units, five (5) two-bedroom units, and one (1) three-bedroom unit. The ground floor contains six (6) dwelling units and the second floor contains four (4) dwelling units. Included in the 6 ground floor units will be a one-bedroom accessible unit and a two-bedroom accessible unit. All units are intended to be offered as market rentals.

Discussion

The policy discussion contained in Report [DEV-2026-21](#) continues to apply.

A Public Meeting was held respecting the Community Planning Permit By-law Amendment Application CPPA/04/2026/HTE on March 11, 2026. Members of the public attended this meeting and provided written and oral comments for Council consideration. Issues relating to the following matters were identified as matter requiring further consideration:

- Water Supply;
- Location of Refuse Collection Area;
- Adequate Parking; and
- Privacy.

The applicant has now responded to concerns raised by the public, Council, and staff in a comprehensive response package containing two comment-response tables; which are included in Attachments #2 and #3. This package was prepared and submitted collectively by subject matter experts in Planning and Engineering fields, all acting for the applicants; including Lanny D. Planning and GHD Limited.

Additionally, the applicant has slightly revised the proposed site layout, respecting parking and an updated Sketch has been included in Attachment #1. This shows one (1) additional accessible parking space being provided and three (3) additional parking spaces that the site can accommodate, if needed.

Respecting the refuse collection area and the privacy fence, the applicant has chosen to keep these consistent with the original proposal as the location of the refuse collection area appears to be appropriate given the proposed parking area function and the privacy fence shall be erected along this area for maintaining privacy from the neighbouring lot. The refuse collection area is also required to be enclosed.

Staff have reviewed the response package respecting water supply. Based on the responses provided, it appears there is sufficient water capacity to support the proposed use without impacts to adjacent wells.

In view of the foregoing, the application would appear to conform to the intent of the Official Plan and be consistent with the Provincial Planning Statement.

Options

Council could deny the application; however, that is not recommended, as the application conforms to the intent of the Official Plan and is consistent with the Provincial Planning Statement.

Relevant Policies / Legislation / Resolutions

Provincial Planning Statement
Planning Act, R.S.O. 1990, cP.13
District of Muskoka Official Plan
Town of Huntsville Official Plan
Community Planning Permit By-law 2022-97, as amended

Council Strategic Direction

- Balanced Growth-1.1: Review planning legislation and policies to support flexibility and optimize land use, including in rural areas, to address different community needs.
- Balanced Growth-1.2: Ensure a continued focus on maintaining and upgrading existing Town infrastructure as part of growth management planning.
- Protected Natural Environment-1.1: Continue to apply best practices in maintaining our natural heritage features.

Attachments

- [Attachment #1: Sketch](#)
- [Attachment #2: GHD Response Matrix](#)
- [Attachment #3: Planning Consultant Comment Matrix](#)
- [Attachment #4: Draft Bylaw](#)
- [Attachment #5: Letters of Objection](#)

Consultations

The application was circulated in accordance with the provisions of the Planning Act and the CPP By-law. A Public Meeting was held on March 11, 2026. The applicant addressed all previous public comments provided in the response package.

Two (2) additional letters of objection were received from neighbouring property owners and have been included as Attachment #5.

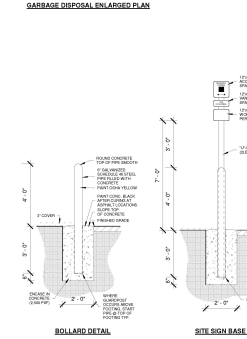
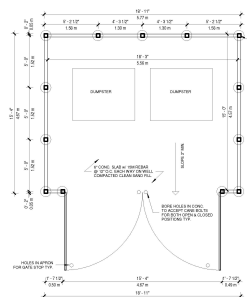
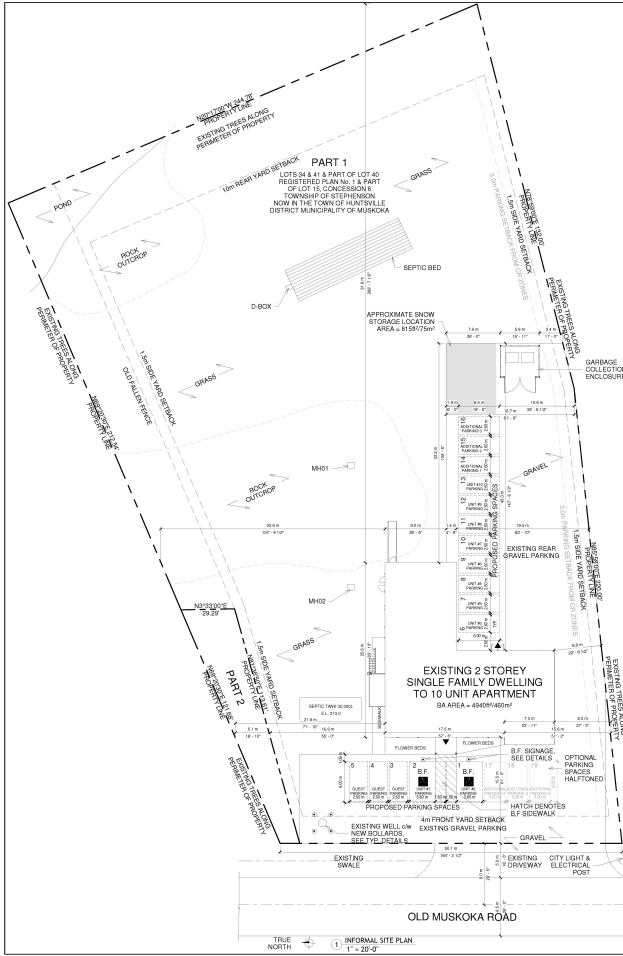
Respectfully Submitted: Madalene Albano, Senior Planner

Manager Approval (if required): Richard Clark, Manager of Planning

Director Approval: Kirstin Maxwell, Director of Development Services

CAO Approval: _____

Attachment #1: Sketch



SITE INFORMATION		
ZONE: CR	REQUIRED	PROPOSED/PROVIDED
LOT AREA (APARTMENTS)	N/A	77,000/71,600sf
LOT FRONTAGE	N/A	50m
LOT COVERAGE	N/A	6.5%
LANDSCAPED AREA	N/A	93.5%
BUILDING HEIGHT	3M MAX.	3.6M EXISTING
BUILDING AREA (EXISTING)	N/A	4,840/11,460sf
GROSS BUILDING AREA (EXISTING)	N/A	8,880/19,500sf
FRONT YARD SETBACK	4m TO DWELLING	15.5m
REAR YARD SETBACK	1.5m	8.5m
INTERIOR SIDE YARD SETBACK	1.5m	8.5m & 21.0m
EXTERIOR SIDE YARD SETBACK	3m	N/A
PARKING SETBACK ADJACENT TO CR ZONES	3m	N/A
PARKING	MULTIPLE DWELLING EQUIPMENT 15 SPACES PER UNIT 15 UNITS = 225 SPACES INCLUDING 20% WITH 3M WIDTH: 3	ON EXISTING "VARIANCE POTENTIALLY REQUIRED" 18 PARKING SPACES PROVIDED INCLUDING 3 B.F. SPACES & 3.3M PARKING SPACES 3 OPTIONAL ADDITIONAL SPACES SHOWN
FRONT YARD PARKING AREA	50% MAX.	FRONT YARD AREA = 80% BROWNSHAW PARKING WITHIN FRONT YARD = 40% (4750/14,430sf)

NOTE:
 I, THE CREATORS/OWNERS/RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE OFFICIAL BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY OR CONSTRUCTION. ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL.

<p>STAMP</p> <p>DESIGNER/ENGINEER</p> <p>QUALIFYING PROFESSIONAL</p> <p>JARVIS DESIGN FIRM</p> <p>17000</p> <p>10270</p> <p>1000-0000</p>	NO.	DESCRIPTION	
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<p>JARVIS DESIGN FIRM</p> <p>25 METCALE ST. E. SUITE 1000, ONTARIO, ONTARIO</p> <p>ON: (905) 477-0000 FAX: (905) 477-0001</p> <p>WWW.JARVISDESIGNFIRM.COM</p>		<p>CHANGE OF USE & RENOVATION</p> <p>8485 OLD MUSKOKA ROAD, UTTERTON, ON P0B 1M0</p>	<p>INFORMAL SITE PLAN</p> <p>Project Number: N/A</p> <p>Date: APRIL 10, 2025</p> <p>Drawn by: BRS</p> <p>Checked by: DJ</p> <p>A0.01</p> <p>As Indicated</p>

DRAWN BY: BRS (1/1)



Technical Memorandum

30 April 2026

To	Andrew Jardine	Contact No.	[REDACTED]
Copy to	Madalene Albano; Lanny Dennis; Eric Wierdsma	Email	[REDACTED]
From	Robert Neck	Project No.	12679684
Project Name	2483 Old Muskoka Road, Utterson, Hydrogeological Assessment		
Subject	Addressing groundwater and domestic water well concerns		

1. Introduction

GHD Limited (GHD) was retained by Jardine Investments Inc. (the Client) to conduct a hydrogeological assessment (the Assessment) of a proposed residential development to be located at 2483 Old Muskoka Road in Utterson, Ontario (herein referred to as “the Site”). The Site encompasses an area of 0.718 hectares (1.77 acres) and is proposed to be converted into a 10-unit apartment building that will be supported by an existing drilled well and a septic disposal system. The water supply for the proposed multi-unit development will be required to be a Ministry-regulated treated water system. The Assessment included a well survey of existing properties within 250 m; a 6-hour pumping test at a constant rate of 28 L/min, monitoring of adjacent water well after approval by homeowners, and a septic assessment. Approximately 10,080 litres of groundwater were pumped during the 6-hour constant rate pumping test. The work was completed in general accordance with Ministry guidelines and documents (i.e. D-5-4 and D-5-5 guidelines).

1.1 Limitations



This technical memorandum has been prepared by GHD for Jardine Investments Inc.. It is not prepared as, and is not represented to be, a deliverable suitable for reliance by any person for any purpose. It is not intended for circulation or incorporation into other documents. The matters discussed in this memorandum are limited to those specifically detailed in the memorandum and are subject to any limitations or assumptions specifically set out.

1.2 Purpose of this Memorandum

The purpose of this memorandum is to address concerns raised by local residents and councillors during the Town of Huntsville Planning Council Meeting held on March 11, 2026. GHD has prepared a matrix of concerns from that town meeting with our associated responses.

Technical Memorandum

Table 1 Matrix regarding Groundwater / Well Issues

Name	Concern	Response
<p>Karen Morrison / </p>	<p>Ms. Morrison noted 15 bedrooms and up to 30 tenants may be living in the future development. Ms. Morrison received a letter on September 23, 2025 (letter was dated September 17, 2025). She was concerned that only 3 residents participated in the well survey (of 40 letters distributed). Also concerned that only dug wells were tested and no drilled wells were tested for impacts. Neighbours were unsure of the process and did not partake. She noted that water security is essential.</p>	<p>GHD notes that the sewage system design flows for a residential occupancy including apartments, condominiums and other multi-family dwellings are 275 litres per person. For 30 tenants, that equates to 8,250 litres per day. During our 6 hours pumping test, we pumped 10,080 litres. Our calculations used the number of bedroom units plus 1 occupant (i.e. for a 2-bedroom unit, we assumed 3 people would occupy the unit) and our required yield would be 7,150 litres per day. During the testing, the water level drawdown in the drilled well was only 3.5 m and the well recovered to 97% of its original water level in 950 minutes.</p> <p>GHD mailed letters to homes within 250 m of the proposed development. A total of 3 homeowners (of 40 letters mailed out) responded to GHD's letter. As noted, Ms. Morrison received the letter on September 23, 2025. The pumping test took place on September 29 and 30, 2025 which allowed for 6 to 7 days for correspondence from other residents. In GHD's experience, about 20% is the typical response rate to well surveys. This well survey response was 7.5%.</p> <p>We did not receive any responses from drilled well owners.</p> <p>We agree that water security is essential. In our opinion, the water available in the underlying aquifer based upon the testing conducted is sufficient for this development and the adjacent drilled wells.</p>
<p>Dan Stewart / </p>	<p>Mr. Stewart noted that this development was a significant increase for a development in a rural / privately serviced area. Mr. Stewart relies on a dug well and indicated that his well dropped 10 centimetres during the testing (which was confirmed by GHD during the 6-hour pumping test). Mr. Stewart did acknowledge the use of some water during the testing.</p> <p>He noted that the school used water during the day but not on weekends or early morning / evening usage.</p> <p>Acknowledged that he is on a dug well in another water table and has never run dry in 41 years.</p>	<p>The Test Well can provide ample supply of groundwater for the proposed development with minimal draw on the aquifer complex and in our opinion, it is anticipated that there will be minimal interference to area wells. This was shown during our testing.</p> <p>Water level measurements within Mr. Stewart's well are depicted in Appendix F on drawing number F-5. GHD re-reviewed the water levels from the field technician and the data logger readings. The graph using the data logger data shows that his dug well slowly declined before recovering during the testing. This was confirmed by the field technician's actual manual measurements. The water levels dropped 3 cm (not 10 cm). Calculation of the volume that equates to a water level drop of 3 cm is about 20 litres (i.e. 91 cm diameter well tile. $Area = \pi \times r^2 = 0.66 \text{ m}^2 \times 0.03 \text{ m} \times 1000 = 19.7 \text{ litres}$). Given that Mr. Stewart acknowledged that he used some water during the testing, it is possible that 20 litres of water was used during the day as Mr. Stewart indicated that he used limited water (20 litres is about 1 bucket of water). The dug well also showed that the water level recovered during the testing (i.e. the water level went up). Based upon the interference monitoring, there is no hydraulic connection between the dug well and drilled well.</p>

Name	Concern	Response
		<p>We understand that no one wants to run out of water. It was communicated that several dug wells did actually run out of water last year. It should be noted that last year there was a drought. GHD provides the following values:</p> <ul style="list-style-type: none"> -annual precipitation values between 1991 and 2020 for Muskoka weather station are 1062.3 mm/year on average -the annual precipitation value for the Muskoka weather station in 2025 was 683.6 mm/year -the precipitation recorded in 2025 represents a 36% decrease in average annual precipitation. <p>The low precipitation values in 2025 are likely the reason for local dug wells drying up as they are reliance on shallow groundwater or precipitation events.</p>
<p>Chair Bob Stone</p>	<p>Commented that water is the main issue and asked if water will be available with no impacts to neighbours?</p> <p>He was concerned about the threat to the dug wells.</p> <p>Would appreciate the professional who completed the HydroG report to attend a meeting.</p>	<p>We agree that having water is a critical issue. In our opinion, the water available in the underlying aquifer based upon the testing conducted is sufficient for this development. It remains our opinion that the threats to dug wells are minimal. There is likely very little hydraulic connection between the existing well on the Site (approximately 27 m into the granite) and the existing dug wells that are located above the granite. Issues of dug wells going dry are generally due to seasonal factors.</p> <p>Noted that GHD can attend a meeting either in person or virtually to answer questions and discuss concerns.</p>
<p>Deputy Mayor Dan Armour</p>	<p>Did the report indicate gallons per minute for recovery?</p> <p>Question was raised about wells going dry during the study (apparently one well went dry during the testing).</p> <p>How long was the well dry?</p>	<p>The report indicated that the pumping rate was 28 L/min (7.4 US gallons per minute) which was held constant for 6 hours resulting in approximately 10,080 litres of water pumped.</p> <p>We understood that a well went dry after the pumping test was completed. It was understood to be 2504 Old Muskoka Road. On October 13, 2025, GHD received an email from Ross Polmateer. GHD called Mr. Polmateer on October 14, 2025. During the call, he indicated that his well had gone dry on the morning of October 13, 2025. He noted that they had not experienced any previous issues with the well over the past 40 years. He confirmed that the well is a shallow dug well and stated that it was once again functioning normally at the time of the call.</p> <p>Ross further indicated that, after discussing the situation with neighbouring property owners, several wells in the area were experiencing lower-than-usual water levels, which he attributed to the extended period of dry weather over the summer. GHD did not hear from Mr. Polmateer after our call.</p>
<p>Councillor Cory Clark</p>	<p>Asked if the applicant was using a dug or drilled well?</p> <p>Wants confirmation of whether the well went dry during the pumping test. Testing on September 29 and 30, 2025</p> <p>Concerned that there are 40 wells in the area (within 250 m of the Site). Only 3 residents participated.</p>	<p>The Applicant is using a drilled well. Neighbouring wells assessed were dug wells.</p> <p>The neighbouring dug wells did not go dry during the pumping test. Our information indicated that the dug well at 2504 Old Muskoka went dry on October 13, 2025, about 2 weeks after the pumping test was conducted. In our opinion, the pumping test and dug well going dry are unrelated.</p> <p>It is acknowledged that 3 participants was lower than typical. GHD typically sees about 20% participation in a well survey.</p>

Name	Concern	Response
Councillor Dione Schumacher	Concerned about well water issue. The neighbour's well went dry about 1 week after the testing. The Councillor asked about a waiver and if it the responsibility of the developer to supply a new well. Concerned about water supply depleting.	<p>The response at the meeting was that there is the need an evaluation of the issue and there is no waiver in place. Our understanding of this situation is that the compliant would be investigated, likely by the Ministry of the Environment, Conservation and Parks, to understand the situation. If the developer is directly responsible for the neighbouring well(s) going dry (and it can be proven), then they would be required to rectify the situation. Under the Ontario Water Resources Act (OWRA) and Regulation 903, a well owner is responsible for maintaining their own well; however, well ownership does not mean a neighbour (or developer) is allowed to interfere with groundwater supply serving that well. Ontario policy and municipal practice recognize groundwater interference complaints, especially where a new activity causes a change from baseline conditions.</p> <p>Where causation is established, the party whose activity caused the interference is expected to:</p> <ul style="list-style-type: none"> -Restore supply, or -Provide an alternative water source, or -Compensate the affected well owner. <p>The neighbour's dry well was confirmed to have gone dry about 2 weeks after the pumping test was conducted and water was restored in the well the day after it went dry. It is GHD's opinion that the dry well was not a result of the pumping test completed 2 weeks prior.</p>
Wife of Dan Stewart	Doesn't know the exact date that well went dry. Never had a problem and been there 42 years. Not sure if it happened in September or not during the HydroG testing.	It was confirmed that the neighbour's well went dry about 2 weeks after the pumping test was conducted.
Director of Planning Maxwell	Asking for more information or if the consultant can come into a future meeting.	GHD can attend a future meeting either in person or virtually.
Councillor Scott Morrison	Concerned about the groundwater issue. Wants more information if this can cause an impact. Conducted the work in the fall which is the dry period.	<p>GHD can attend a future meeting either in person or virtually to answer questions. Based upon the testing conducted, there is sufficient water available in the underlying aquifer to supply this development.</p> <p>The lowest water levels are generally in the fall prior to the commencement of recharge from fall rains.</p>
Councillor Jason Fitzgerald	School well was used (existing well). How old is the well?	The well was drilled in 2004 (has well tag A001322) and is 22 years old based upon the well record.



Technical Memorandum

We trust this memorandum is sufficient at this time. Should you have any questions regarding the memorandum, please contact the undersigned.

Regards

A handwritten signature in blue ink, appearing to read 'Eric Wierdsma', written in a cursive style.

Eric Wierdsma, P.Eng.
Engineer, Project Manager

A handwritten signature in blue ink, appearing to read 'R. Neck', written in a cursive style.

Robert Neck, P.Geo.(Limited)
Senior Geoscientist, Project Director

Attachment #3: Planning Consultant Comment Matrix

Matrix of Public Comments from Public Meeting March 11, 2026 - Amendment File Number CPPA/04/2026/THE - 2483 Old Muskoka Road

Comment	Response
Location of solid waste disposal enclosure	Remains where it was originally proposed 3.4m from the south property line
Privacy Fence	A privacy fence along the southerly property line adjacent the parking area and access aisle
Parking	Each unit will be assigned their own parking space
Additional Parking	4 Additional parking will be provided in accordance with the revised site plan
Hydrogeological	Addressed by the comment matrix provided by GHD in their technical memorandum dated 30-Apr-26

Attachment #4: Draft Bylaw



CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2026-xx

(Jardine Investment Inc.)

Being a by-law to amend Community Planning Permit By-law 2022-97
as amended, of the Corporation of the Town of Huntsville

WHEREAS the council of the Corporation of the Town of Huntsville finds it expedient to amend Community Planning Permit By-law 2022-97, as amended;

AND WHEREAS authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O., 1990. c. P. 13 and amendments thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF HUNTSVILLE ENACTS AS FOLLOWS:

1. Schedule No. "K-3" of Community Planning Permit By-law 2022-97, as amended, is hereby further amended by changing the precinct of Lot 34, 41, Plan 1; Part Lot 40; Part Lot 15, Concession 6, Part 1 & 2 on 35R-6423; Stephenson, from an **Community Residential (CR) precinct** to an **Community Residential with Site-Specific Exception "XXXX" (CR-XXXX) precinct**, on the lands, as shown hatched on Schedule "I" attached hereto.
2. Section 6 – "Site Specific Exceptions" is hereby further amended by the following:

Exception No. "XXXX"

Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply;

- A multiple residential dwelling shall be permitted as a primary use.
- A maximum of ten (10) dwelling units shall be permitted within a multiple residential dwelling on the property.
- The existing driveway and parking area location shall be deemed to comply.
- A refuse collection area shall be permitted 3.4m from the south interior property line.
- A 0m landscape buffer shall be permitted along the south interior property line abutting the parking area and driveway aisle only.

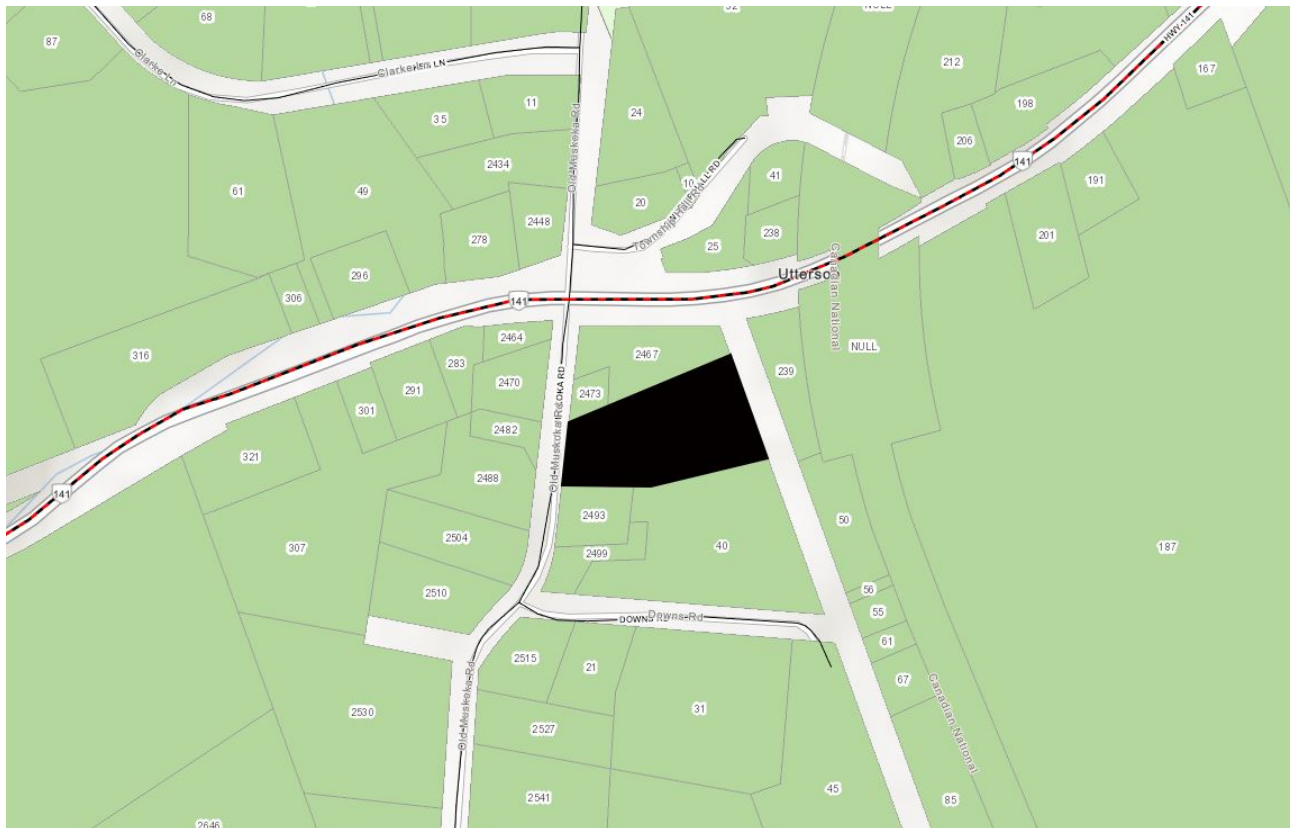
- A privacy fence shall be installed along the south interior property line abutting the parking area and driveway aisle.
3. Schedule “I” attached hereto, is hereby made part of this by-law.
 4. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Ontario Land Tribunal.

Enacted and passed on this **25th** day of May, **2026**.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

Schedule “I” to By-law 2026-xx (Jardine Investment Inc.)



Attachment #5: Letters of Objection

May 6, 2026, 10:43 AM



Town of huntsville, planning dept., Council

Regarding : CPPA/[04/2026 - 2483](#) Old Muskoka Road Amendment application returning to planning council.

To further express our objection to the planned proposal for the construction of 10 residential apartment units at 2483 Old Muskoka Road we Dan and Sheree Stewart feel that 10 units are way too much development on a very small footprint considering this is a rural single family residential area consisting of drilled and dug water wells and stand alone septic systems.

(1) If this project is going to happen we feel that perhaps 2 to 4 units is the maximum that should be built.

(2). Since we are [REDACTED] neighbours to this proposal a privacy fence must be constructed with a sound deadening material on the north side of the fence. This fence will be paid for and constructed by Jardine Investments INC alone.

(3). A guarantee by the Town of Huntsville that if water wells run dry that the Town of Huntsville will remedy the loss of water supply to those affected.

Sincerely

Dan and Sheree Stewart [REDACTED]

Madalene Albano

From: Karen Morrison [REDACTED]
Sent: Wednesday, May 6, 2026 9:12 AM
To: Scott Morrison; dionenschumacher@gmail.com; Jason FitzGerald
Cc: Madalene Albano; Mayor Nancy Alcock; Bob Stone; Dan Armour
Subject: RE: CPPA/04/2026 - 2483 Old Muskoka Road - Amendment Application Returning To Planning Council

Categories: CPP Amendment

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

RE: CPPA/04/2026 - 2483 Old Muskoka Road - Amendment Application Returning To Planning Council

Dear Mayor, Planning Staff and Members of Council,

I am writing further to my earlier comments regarding the proposed zoning exception at 2483 Old Muskoka Road in Utterson, Ontario.

I would like to reiterate that I am opposed to the scale of the proposed adaptive reuse of the former Muskoka Christian School building for residential purposes. I remain concerned that the proposed scale of ten units and seventeen bedrooms represents over-intensification for a rural hamlet serviced entirely by private wells and septic systems, particularly given the shallow and exposed bedrock conditions in the area.

I would also like to reiterate the significant neighbourhood concern regarding the hydrogeological review process. The letter provided to residents to participate was issued with very short timelines, and this was further impacted by ongoing Canada Post service disruptions. As a result, many residents did not have a fair or reasonable opportunity to participate in baseline well testing prior to the completion of the study. **Is it usual to have 40 letters sent and only three households respond?** I suggest that this limits confidence that the available data accurately reflects existing groundwater conditions or adequately assesses potential impacts to neighbouring wells.

In the interest of supporting appropriate development, I respectfully suggest that a smaller-scale condominium redevelopment be considered. For example, a four-unit configuration, with two bedrooms per unit, larger in size, would significantly reduce overall water demand and wastewater generation. This would improve the feasibility of achieving safe and sustainable private servicing, reduce potential impacts to neighbouring wells, and better align with the character of Utterson as described in the Official Plan. These could be priced appropriately for small families and couples.

A reduced number of units would also be more consistent with the intent of infill and modest intensification within Community Settlement Areas, while still contributing to the supply of housing in the region.

I encourage Council to consider whether a scaled approach such as this would represent a more appropriate and sustainable form of redevelopment for this site.

Thank you for your consideration.

Sincerely,
Karen Morrison

