

To the attention of Council and Planning Staff:

I am writing to formally express my opposition to amendment of Zoning By-law No. 08-18, as sought in application file number D14-VOS-07-25, because Council has not been provided evidence that the development will pose “no negative impacts” on our water supply. You are required to consider this by the Provincial Policy Statement, as well as by s.2 of the Planning Act and other planning policies pertaining to water quality in connection with development. My concern focuses on the proposed rezoning of Lots 2 and 3 within this application. Nowhere in the materials in support of the application do I see any specific consideration of whether or not there are negative impacts on our well, which is next door to the proposed Lot 3 and close to its eastern property boundary (**see attached Diagram A in which I have marked the well and other features**). Please note that the source lot lines on the aerial photo I used are not accurate but the image is a good reflection of what is on the ground).

At the May 13, 2025 Council meeting, I respectfully request that Council defer consideration of this zoning by-law application and require the developer’s environmental consultant to reassess whether the creation of Lots 2 and 3 will negatively impact the existing well that supplies water to the property at 323 Concession Road 1 West.

As background, the well in question is a dug well, classified as a GUDI (Groundwater Under the Direct Influence of Surface Water) well, which is highly vulnerable to surface water contamination. It is well documented that fecal matter from human sources can introduce harmful pathogens, including bacteria and viruses, into GUDI wells. Additionally, surface runoff from residential development may carry chemicals and other contaminants that could further compromise the well's water quality. The development impacts will be first during any site disturbance in the course of development/construction, and second when site uses, if not properly set back or regulated by the zoning by-law amendment, would create runoff or spread of contaminants along the eastern property boundary.

Lot 3 is of particular concern, as a small watercourse—identified in Diagram A and which connects to a culvert on Concession Road 1 west as shown in **attached photos**—feeds surface water to both the well and the Salt Creek tributary. The well’s vulnerability has increased following the recent removal of vegetation along Lot 3 (**see photos**). This area falls within the newly proposed Environmental Conservation Zone recommended in the EcoVue environmental study, as shown in Diagram A. The cleared vegetation, which served as a natural buffer, should be restored with native plantings as advised by the local Conservation Authority. Furthermore, I urge Council to impose an extension of the Environmental Conservation Zone along the entire eastern boundary of Lot 3, following the watercourse path indicated in Diagram A and including an adequate buffer.

According to the EcoVue report and Section 3.64 of the Provincial Policy Statement, where municipal or communal sewer and water services are not available, individual on-

site systems may be used only if the site conditions support their long-term use without negative impacts. To the extent that the proposed lots have been sized to accommodate septic systems and drilled wells in terms of servicing the development itself, these measures have not been assessed in terms of the necessary protection and regulation to ensure development does not contaminate our well. The report does not acknowledge the existence of a neighbouring GUDI well. The omission raises concerns that you don't have the necessary information to make a planning approval decision at this stage, as it has not been even assessed whether the proposed development will negatively affect the supply, efficiency, or conservation of water resources for our well, which has special sensitivities.

Sincerely,
Rob Black

[REDACTED]
[REDACTED]
[REDACTED]

From: [Rob and Jackie Black](#)
To: [Krista Metcalfe](#)
Cc: [REDACTED]
Subject: Tile Outlet
Date: Wednesday, May 7, 2025 8:26:30 AM
Attachments: [Tile Outlet Location.pdf](#)

CAUTION: External E-Mail

Good morning Krista,

I would like to add these documents and this message to be submitted to Council for review. It would appear that Lot 2 and Lot 3 have tile drainage with the outlet entering my property in close proximity, just south of my well as marked approximately (see file marked Tile Outlet Location) I have provided as well a photo of the outlet. This also amplifies potentially harmful impacts to our well and public health if septic systems are installed in Lots 2 and 3. I did not see any record or mention of it in the environmental report. I will also contact Lower Trent Conservation as I imagine they were not aware of this. Please confirm you received this email as well.

Sincerely

Robert Black



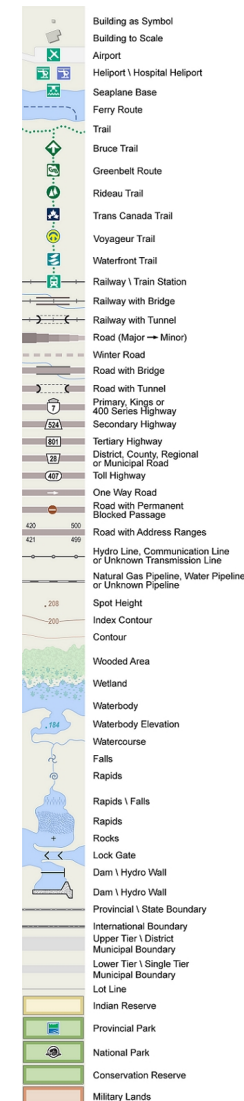








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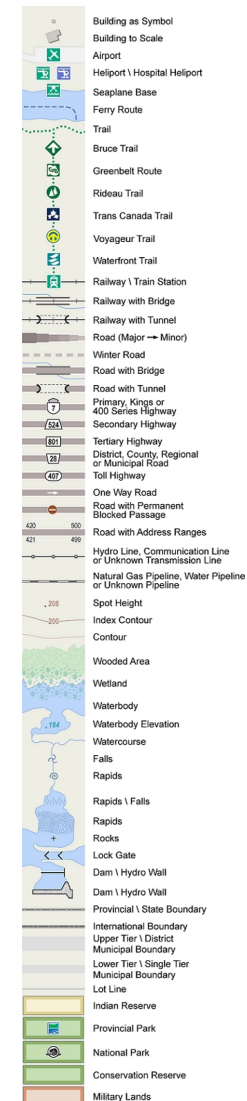
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