

Mr. David Harding, Planner II
Development Services – Planning Division,
City of Kawartha Lakes,
180 Kent Street West,
Lindsay Ontario K9V 2Y6
Email: dharding@kawarthalakes.ca

March 15, 2018

Re: Response to Comments
ZBA Darmar Farms Inc.
Your File No. PLAN2018-023
CCS Project No. 2305

Dear David,

I intend to attend the Council meeting on March 20th although I have an meeting earlier that afternoon. I felt it important to respond to the comments made at the Planning Committee Meeting On March 7 particularly should I be unable to attend on the 20th.

My notes indicate there were three concerns raised with respect to the Proposed Zoning By-law Amendment. I have outlined the concerns as I understood them below together with our response:

1. Previous Consents

The concern expressed was that there have been several previous consents from the original property.

RESPONSE: This issue was raised as part of the original consent and information was provided to confirm that the historic consents were granted prior to the critical eligibility date for consideration of this consent. This issue does not relate to the zoning by-law being considered by Council and prohibits the use of the retained lands for further residential use.

2. Impact on the Environment

The concern was that there would be impacts on the Natural Heritage Features of the site.

RESPONSE: The conditions of consent addressed this issue by requiring the preparation of a Natural Heritage Impact Assessment and the provision that should impacts be identified, mitigation would be required. In this regard the approved consent and the



proposed zoning reflect existing uses and prohibit further residential uses on the retained lands. No impacts are expected as a result of the consent and the related rezoning.

3. The potential for complaints from future owners of the severed lot
The concern was that the severance would allow a residential use within the 550 m. setback imposed as part of the initial review of the Wind Farm.
RESPONSE: The Ministry clearly indicated in response to the City Staff enquiry that the 550 m. setback was used for the initial location of the turbines. Future development was not an issue for the Ministry staff and would not require an amendment to the REA approval. Apparently, Council and staff are receiving complaints about the recently completed wind turbines. Presumably these complaints are from existing residents. A resident acquiring the severed residential lot would be aware of the turbines and would consider the implications in their purchase. It is also interesting that as a participating residence the existing residence was deemed to not involve any concerns.

I trust these comments are useful and I am hopeful that I will be able to attend the Council meeting to listen to the discussion and if necessary offer comments on behalf of our client.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

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52 John St., Port Hope, ON. Canada L1A 2Z2tel: 905-885-8023 / 348 Bagot St., Suite 106, Kingston, ON Canada K7K 3B7 tel: 613-549-0444

toll free 888-852-8619 * info@clarkcs.com * www.clarkcs.com