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City of Kawartha Lakes  
Development Services  
Planning Division

City of Kawartha Lakes

Re: Dunster Investments Inc.

(Woods of Jennings Creek – Phase 2) File nos. D06-17-019 & D05-17-001

Samaryn Ltd. (Pat Murphy) is the owner of 3 blocks of land, and 6 residential building lots situated on the east side of William St. N., in the former Township of Ops.

The Lots are in the southeastern most undeveloped portion of the Springdale Gardens Subdivision, created in about 1964, and historically, and currently, are each Taxed as separate parcels.

The first concern, with the ( Woods of Jennings Creek –phase 2 ) application, is in regards to the servicing infrastructure to be included in the design of the northern most section the Victoria St. extension, where it will connect to William St. N.

The Jennings Creek flows between the developed and undeveloped portions of Springdale, and flows through these privately owned lots.

The Springdale wastewater infrastructure stays to the north of Jennings Creek, and through Blocks C and D, until it crosses the Kawartha Lakes Rail Trail at the approximate mouth of Jennings Creek, where Jennings Creek enters the Scugog River.

The infrastructure to the north of Jennings Creek is not designed to service the lots on the south side. These lots will require servicing through the Dunster Development Infrastructure in Victoria Ave.

I would like to see assurances in the (Woods of Jennings Creek –Phase 2) Draft Plan Agreement to stipulate that sufficient water and wastewater services are included in the Victoria Ave. design, extending to the northern most point of the Dunster Development, to allow the future development of the William St. N. Lots.

My second concern is not meant to slow down or delay this application in any way, but to address the question of timing on the CKL long term plan to replace the culvert currently crossing Williams St. N. at Jennings Creek, with a bridge.

Although we have not recently experienced MAJOR flooding in this area, we currently have a bottleneck at the mouth of Jennings Creek, which could be eliminated.

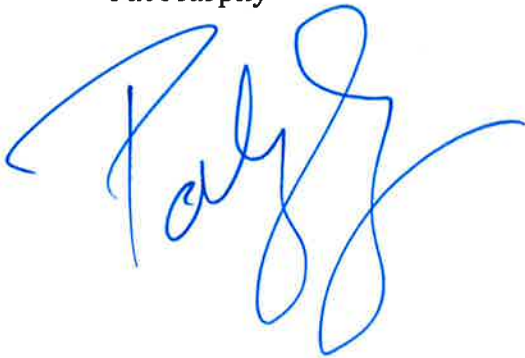
Removal of the culvert passing under William St. N., as well as the culverts on privately owned Blocks C,D,E, and the culvert under the CKL Rail trail, dramatically changes the Flood plane mapping for the entire Jennings Creek area. An open ditch does not restrict the flow of water, and greatly reduces the potential for flooding.

These changes are to the benefit of all of Lindsay and the only current road access to this area is through the existing, and proposed residential developments.

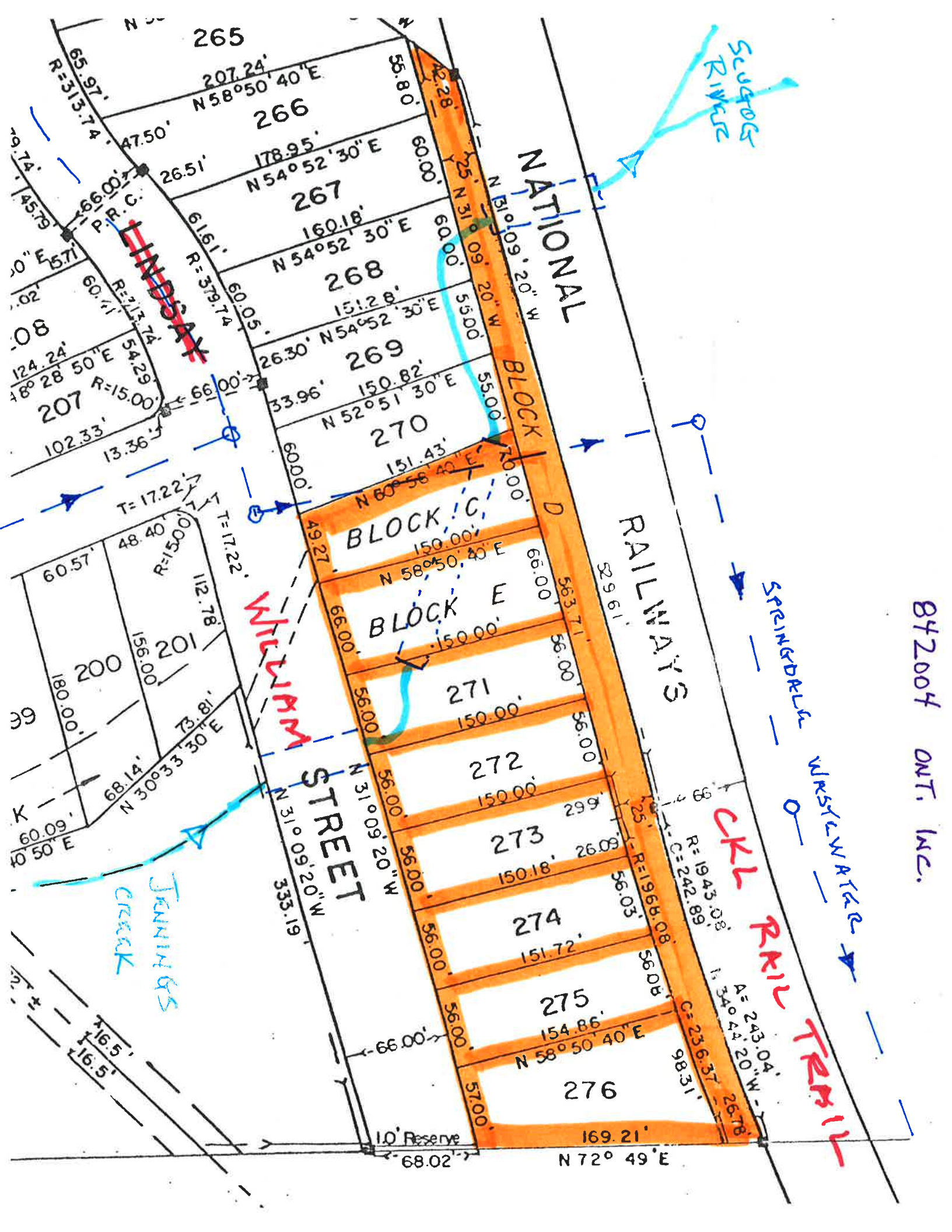
The changes to this section of road DURING the construction Phase of Jennings Creek will be least disruptive to the current residential occupants of the Springdale Gardens Subdivision, and to the Phase 1 occupants of Woods of Jennings Creek.

I would suggest that an agreement be pursued, between all of the parties involved, to address these necessary changes.

Pat Murphy

A handwritten signature in blue ink, appearing to read 'Pat Murphy', with a large, stylized flourish extending from the end of the name.

B42004 ONT. INC.

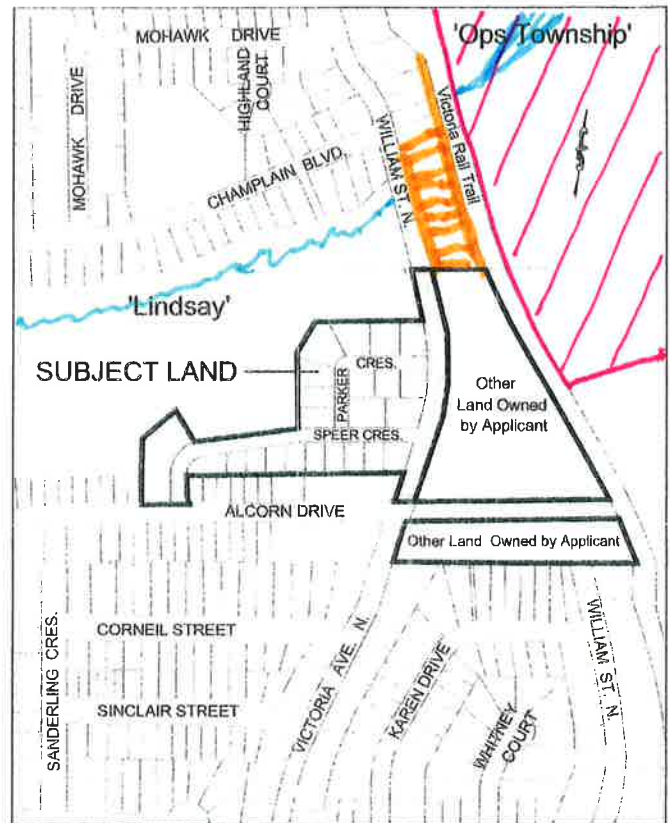




**The purpose** of the proposed rezoning is to rezone the land from the Residential One Holding One (R1)(H1) Zone to the Residential Two (R2), Residential Three (R3) and Residential Multiple One (RM1) Zone. The purpose of the Draft Plan of Subdivision is to approve a residential plan of subdivision.

**The effect** of these applications will permit a residential plan of subdivision consisting of 9 lots for single detached dwellings, 7 lots for semi-detached dwellings (14 units) and 12 blocks for townhouse dwellings (38 units) and blocks for a walkway and .3 m reserves. The proposed lots will front onto 2 new internal crescents off of Alcorn Drive and an extension of Victoria Avenue North and will be developed on full urban services. The area of the proposed development is 3.6 ha.

**The land affected** by the proposed Zoning By-Law Amendment and Draft Plan of Subdivision is shown on the Key Map as 'SUBJECT LAND'. Our records indicate that the land subject of this application is not the subject of any other application under the Planning Act.



**SAMARYN LTD.**  
**842004 ONT. INC.**

If you have any questions or concerns regarding these applications, please contact Sherry L. Rea, Planning Officer, (705) 324-9411 Ext. 1331; Fax (705) 324-4027 or [srea@city.kawarthalakes.on.ca](mailto:srea@city.kawarthalakes.on.ca). Please refer to Files: D06-17-019 & D05-17-001.

**Take Notice that the Planning Advisory Committee**, on behalf of the Council of the City of Kawartha Lakes, will hold a Public Meeting on **Wednesday, July 5, 2017 at 1:00 p.m.** in the Council Chambers, City Hall, 26 Francis Street, Lindsay, to consider the proposed Zoning By-Law Amendment and the Draft Plan of Subdivision.

**Additional Information** relating to the proposed Amendment and Draft Plan of Subdivision is available for inspection at the City of Kawartha Lakes Development Services Department – Planning Division, 180 Kent St. W., Lindsay, during regular office hours – 8:30 am to 4:30 pm.

**Any Person May Attend** the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment and Draft Plan of Subdivision. At the public meeting, presentations that would take longer than five minutes should be presented in written form and summarized verbally. All submissions received prior to or at the Public Meeting will be considered.