

Jp2g No. 23-7080A

February 13, 2025

Christian Kaiser, Director of Growth and Sustainability
Town of Deep River
100 Deep River Road
Deep River ON
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**Re Proposed Official Plan Amendment No. 7
Balmer Bay Road, Part of Lot 42, Range B, Geographic Township of Buchanan**

Dear Christian,

Further to the public meeting that was held in relation to the above-noted file on December 4, 2024, I am writing to provide an updated proposal in response to the comments provided by members of the public.

Numerous comments were received, primarily with respect to the ongoing recreation uses that are permitted to take place on and over the subject lands. To that end, I reached out to the Four Seasons Conservancy and met with the group's Secretary, John McKay, on January 28, 2025. At this meeting, I presented Mr. McKay with a revised development proposal, in the form of a revised Official Plan Amendment sketch and a revised conceptual severance sketch, attached hereto as Appendix A and B, respectively.

As you will recall, the original proposal was for five new lots, plus a retained lot, for a total of six lots. Four of the lots would have fronted on Wintergreen Lane (two with water frontage on the Ottawa River) and two would have fronted on Balmer Bay Road.

As you can see on the appendices, we have now proposed to forego the two middle lots that would have fronted on Wintergreen Lane. The proposal now entails one new waterfront lot and two new lots on Balmer Bay Road. All three of the new lots would comply with the Official Plan and would meet zoning by-law standards for lot area and lot frontage, with the exception that the new waterfront lot would be deficient in frontage.

In an effort to better understand the potential direct impact to the Conservancy, Jp2g plotted the ski and snowshoe trails that cross the subject lands on Schedule B based on publicly available GIS files. Our decision to remove the two middle lots is a recognition of two main trails in this area, one of which traverses a significant part of the property in this area. In the revised submission, we propose to re-designate this portion of the property to Open Space. In an effort to arrive at a compromise with the Conservancy, the owners of the property have gone so far as to propose gifting this part of their property to the Conservancy for their ownership and use in perpetuity.

As I noted at the public meeting, the easement that allows the Conservancy to traverse the subject lands has absolutely no language prohibiting future development or severance of the property. As I further noted, I believe there is ample opportunity to create three new lots while also maintaining the Conservancy trails and in no way affecting their ability to use the lands for non-motorized recreation. Furthermore, one new lot would have no impact on the existing users of Wintergreen Lane.



Following my meeting with Mr. McKay, the Conservancy board of directors rejected the offer and continue to oppose the proposal in its entirety.

Therefore, I would appreciate the opportunity to present the attached revised proposal to Town Council. I believe that the revised proposal represents a fair compromise and would be pleased to discuss it at an upcoming Council meeting.

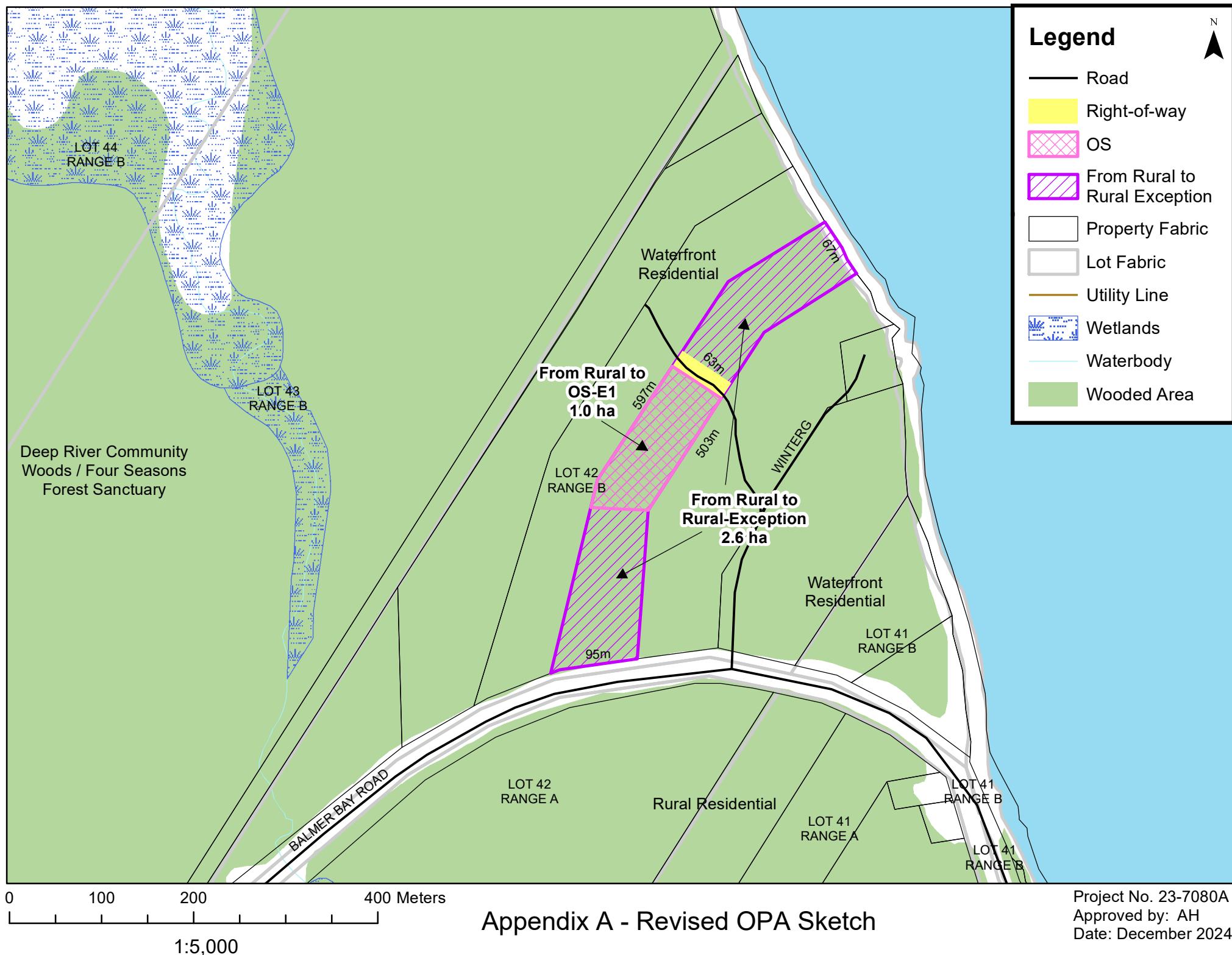
Yours truly,

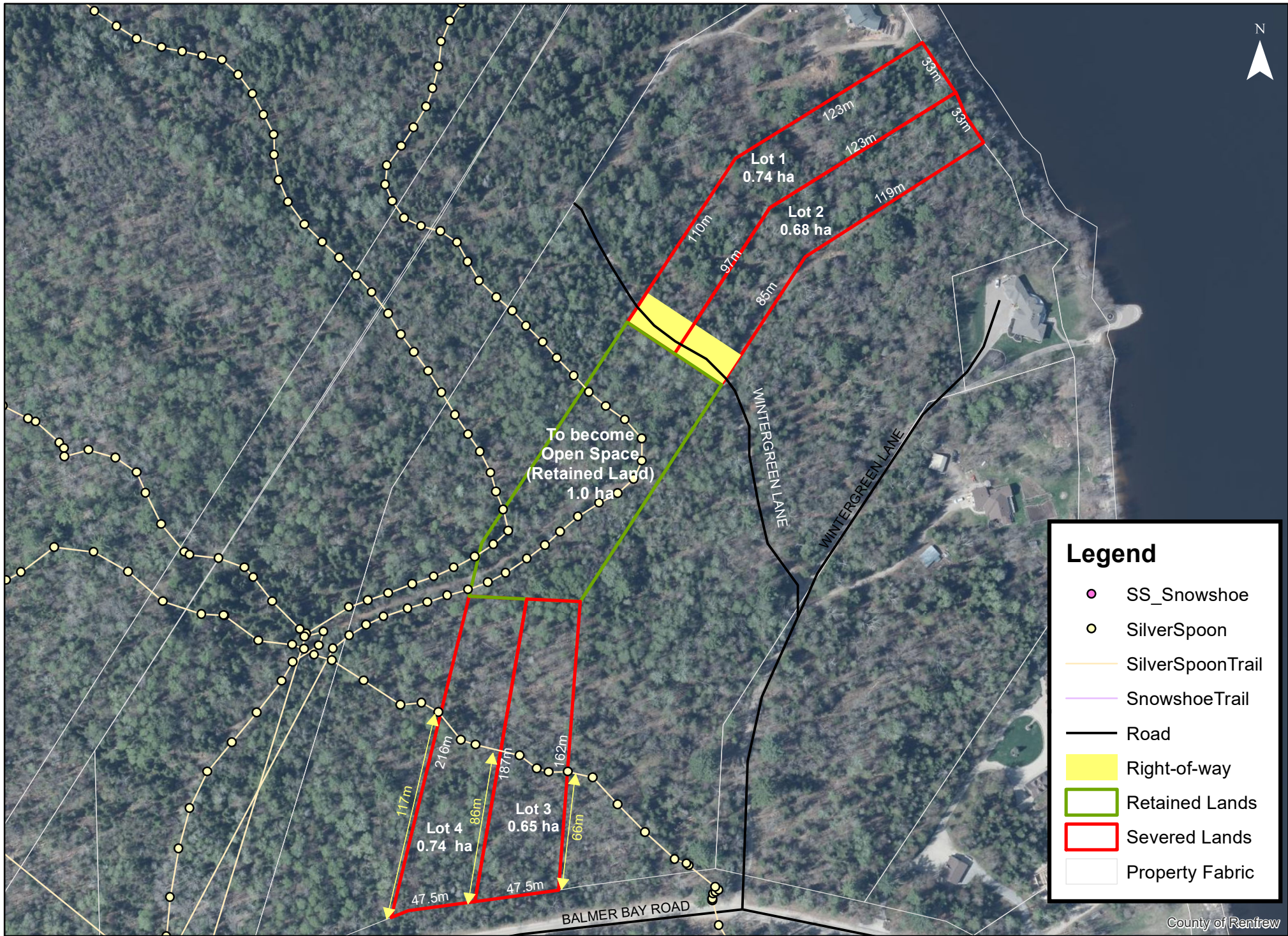
Jp2g Consultants Inc.

A handwritten signature in black ink, appearing to read 'A Hommik', written in a cursive style.

Anthony Hommik, MCIP, RPP
Manager – Planning Services | Senior Planner

cc Stuart Kennedy, Client





Appendix B - Revised Severance Sketch