

**July 14, 2021 - Town of NOTL
Special Public Meeting**

Speaking notes regarding the proposed development:

200 John St E. & 588 Charlotte St, NOTL

Files OPA-02-2020, ZBA-11-2020 & 26T-18-20-01

I am a longtime member of Friends of One Mile Creek (FOMC). We are a community organization that has been around since 2003 in NOTL trying to educate the public and community on the importance of this creek and how it has an impact on residents in Old Town.

Storage tank depth is important to highlight because as the engineer noted before, it will be buried but will not be dug down to be flush with the existing grade. One of the reasons for this is because the groundwater/water table is so high so it would impede their plans to bury the tank that deep.

With one tributary of the creek running along the Heritage Trail and behind The Promenade, as well as the other tributary behind Weatherstone Court, the way the park will be built up would cause much more sheet flow and flooding to these tributaries. The residents along Weatherstone, Christopher and John streets are already experiencing flooding of the creek behind their homes at current conditions, and since the clear cutting in 2018, they've seen even worse flooding with the lack of trees to help absorb the water. I can only imagine the impact this development and built up elevation would make on the creek.

Another point about the underground storage tank is the engineer spoke about having enough soil on top of the tank for it to be a park and allow for vegetation to be planted on top. However, I really doubt that you would be planting large trees on top of this tank because as far as I know, tree roots seek out water and large roots on top of a plastic tank is not a good idea. It would be safe to assume that the only vegetation that would be planted in these areas would be much smaller shrubs with small root systems, which are fine and do absorb some of the water, but not to the same degree that a large 100 year old tree would, that have since been removed from the site.

My final point is to remind Town Council of the Regional Woodland Conservation By-Law that is enforced by the Region. You are not permitted to clear cut any forest or woodland under the by-law but there are some exemptions. One of the exemptions to the by-law states that a registered farmer can clear a woodland *"for agricultural purposes, provided it follows good agricultural and forestry practices; the land is used for agricultural purposes within three years; and, the land is not in a sensitive natural area as defined in the by-law"*. Last time I was on the Heritage Trail, I did not see any crops planted in these areas other than a few vineyards on the adjacent winery, but not on the subject lands. **The area is still completely open and clear cut after 3 years.** I sent an inquiry into the Region on June 30 but I have not heard back from them yet. I think this is another issue for Council not to forget because if this by-law is being circumvented and used as a loophole, I think that's a red flag for more things to come.

I believe this proposal should not be allowed to move forward and no zoning changes be made to the properties. I believe the area should be restored back to its former historical and natural heritage state. I also think more trees and shrubs should be planted along the One Mile Creek tributary on the property to increase the buffer and protect the watercourse and help prevent further flooding.

Thank you,
Katleya Young-Chin