

Beth Lowe

From: Orchid Staging and Design <orchidstaginganddesign@gmail.com>
Sent: November 6, 2025 11:35 AM
To: Beth Lowe; Jim Wilkes; Evan Vieira
Subject: Final presentation

Presentation to the Board

Opening Statement

Good morning/afternoon, and thank you for the opportunity to speak today. I'd like to begin by sharing some background and context about this property — and why it holds such deep meaning for my family and me.



Family History & Background

This property has been in my family for over a century. My great-grandfather first acquired it, and my grandfather was raised there in 1921. My father also grew up on this land in 1953. In 1987, my grandparents gifted this property — along with seven adjoining lots — to my parents, aunts, and uncles. At that time, Crowe Valley provided my grandparents with a letter confirming that each lot was approved for residential construction. While the letter is dated, it does not specify any expiry or limitation on that approval. This document has been submitted to Crowe Valley for reference. Following that approval, my family members built cottages on seven of the eight lots. My parents built their cottage on one, and my brother and I spent much of our childhood helping them. Many of my most cherished memories come from those years in Marmora — it has always been a special place for us. I've long hoped to continue that family tradition with my own children.



History of Lot 199B

Lot 199B, the property we are discussing today, was originally owned by my uncle Marvin and aunt Marlene. A few years after acquiring it, they began planning to build their own cottage. At that time, Robert Cole from Crowe Valley confirmed that the lot met all necessary requirements. His exact words were, "It definitely satisfies our requirements. If you use the copy of the map to make a site plan, we would be able to proceed with a permit." That written statement has been submitted as supporting documentation. In 2019, Groundwork Engineering completed a survey of the lot showing proper elevations and dwelling placement to accommodate the floodplain. Unfortunately, during this process, my uncle Marvin became ill and later passed away. My aunt ultimately decided not to continue with the build, as it was something they had planned to do together. After speaking with her, my husband, my father, and I decided to purchase the property to carry forward both my uncle's dream and my family's legacy by building a small family cottage on the lot.



Permit Process & Challenges

Once we purchased the property, we began the process of applying for a building permit with Crowe Valley. Our first meeting was with Tim and Andrew from Crowe Valley. During that meeting, Tim, the Manager, stated that Crowe Valley needed to “honour previous commitments made by Crowe Valley.” However, Andrew did not agree, and from that point forward, we began facing several challenges.

We were informed that the property had been designated as a wetland and were required to complete an ecologist’s report. We immediately complied and retained Rob West, a qualified ecologist, who provided a thorough environmental assessment. His professional opinion concluded that “the applicant should be granted a building permit and CVCA permit for the purpose of constructing a new single residential dwelling.” Mr. West also stated he would be available to confirm his findings at this hearing.

Despite this, additional steps were requested by Crowe Valley, which led us to appeal to the Board. During this time, Andrew left the organization, and our file was reassigned to Beth Lowe. We were asked to essentially restart the process. Beth met us on-site and outlined a new list of requirements, including septic design, floor plans, benchmarks, setbacks, and more.

Again, we complied fully. Later, we were required to commission another professional survey — this time from Miller Surveying — because the lot was now identified as being within a “high floodplain zone.” This was surprising, as the property has been in my family for over 100 years and has never once experienced flooding.



Response to Denial Letter

We recently received the formal denial letter from Beth at Crowe Valley, and we would like to respectfully address each of the sections noted, along with our responses and supporting information.

Section 3.8.4

Flood Hazard: We believe this section is not applicable, as there has been no flooding on this property in over 100 years of family ownership.

Wetland: This concern has been addressed by our ecologist, Rob West, who specializes in wetlands. His environmental assessment confirms there is a suitable area to build within the required setbacks.

Sections 5.2.1, 5.2.7, and 5.3.1.1

Floodplain: Again, we respectfully submit that this is not applicable. There has been no flooding in over a century of ownership.

Section 5.3.10.1

Fill Placement or Excavation for the Purpose of Changing Grade: We are not performing excavation or altering the natural grade. The structure will be built above the existing ground, and any fill used is solely for backfilling around the foundation.

Section 7.3.2 Wetlands: Rob West has determined that the proposed build area is 30 metres away from the significant wetlands. We have minimized our construction footprint to fully accommodate this.



Additional Measures and Commitments

We also want to reiterate our commitment to addressing flooding and erosion risk responsibly. •

Drainage Control: We have incorporated drainage control measures, including an underdrain beneath the foundation that connects to the existing waterway.

Entrance Grade: The property entrance will match the grade of Wilkes Settlement Lane, which was inspected and approved by municipal engineers during its construction.

These measures demonstrate our commitment to responsible building practices that preserve the land and mitigate environmental impact.



Our Commitment & Efforts

Throughout this process, we have complied with every single request from Crowe Valley. We've invested significant time, money, and effort to meet every regulation and requirement presented to us. Beyond compliance, we've also contributed to the local community by engaging local trades and sourcing materials from local businesses, including Broadbent's. Over the past few years, my family and I have made countless trips from Durham Region, exchanged numerous emails, and dedicated ourselves fully to resolving every concern raised. This process has been stressful and financially challenging — but our intentions remain simple and genuine.



Closing Statement We are not a large corporation seeking to alter or exploit the land. We are a family with deep roots in this community, seeking only to build a modest cottage — continuing a century-old family legacy in a place that has always been part of who we are. From the beginning, we have acted in good faith, complied with every request, and respected the process.

Today, we are simply asking for the opportunity to move forward — responsibly, respectfully, and in keeping with the values and history of our family and this community.