

March 6, 2026

Township of Douro-Dummer
894 South Street
Douro-Dummer, ON KOL 2H0

Attn: Emily Fitzgerald, BES (Hons.)

Re: Servicing and Sanitary Facilities Confirmation
Proposed Mini-Golf Course
17 Indacom Drive – Township of Douro-Dummer

Dear Emily,

This letter has been prepared in support of the Zoning By-law Amendment and Site Plan Approval applications for the proposed miniature golf course at 17 Indacom Drive. The purpose of this document is to confirm the proposed servicing approach and sanitary facilities associated with the development.

1. Planning Context

The proposed mini-golf course represents a low-impact recreational use that complements the existing commercial activities on the property and contributes to the range of tourism-oriented amenities available within the Township and the broader Kawarthas region. The proposal is consistent with the Provincial Planning Statement (2024), which supports diversified economic opportunities and recreational uses that contribute to local tourism and rural economic development. Given the minimal infrastructure requirements and servicing demands, the proposal represents an efficient use of an already developed commercial property while maintaining compatibility with surrounding land uses.

2. Servicing Approach

As illustrated on the submitted Site Plan (SP2), the development consists of surface level recreational features associated with the miniature golf course layout, together with supporting site circulation and parking areas. The site contains an existing building ($\pm 298.62 \text{ m}^2$) and related infrastructure, which will remain.

Sanitary facilities for patrons will be provided through the use of portable toilet units (porta-potties) located on the property and identified on the Site Plan. These units are self contained facilities which will be serviced and maintained by a licensed contractor, with waste removed off-site for appropriate disposal. Because these facilities operate independently of plumbing infrastructure, the proposed development will not generate sanitary sewage flows requiring connection to a municipal or private wastewater system.

While the current site plan illustrates an existing portable toilet location, the Owner acknowledges that additional units may be required depending on operational needs or Township requirements. Should this be identified through the Site Plan Approval review process, the Owner is prepared to provide additional portable toilet units, including accessible facilities if required, in appropriate locations on the property.

3. Dry Commercial Use Confirmation

Based on the proposed servicing arrangement, the miniature golf course qualifies as a “Dry Industrial or Commercial Use” as defined by the Township Official Plan. The development does not require piped water supply or wastewater servicing and therefore does not introduce new servicing demands to the property. Accordingly, sanitary sewage flow calculations are not required, as no plumbing fixtures or permanent sanitary connections are proposed.

4. Conclusion

The proposed servicing approach reflects the low-intensity and seasonal nature of the development and ensures the mini-golf course can operate without requiring permanent water or wastewater infrastructure. Should Township staff require any additional clarification regarding the servicing approach or site plan details, we would be pleased to provide further information.

Yours sincerely,

ECOVUE CONSULTING SERVICES INC.



Andreas Houlios MEB, MCIP, RPP
Planning and Development Lead