



October 22, 2021

Ann Hamilton  
Secretary-Treasury  
Land Division Committee  
County of Peterborough  
470 Water Street  
Peterborough, ON K9H 3M3

Dear Ann Hamilton,

**Re: File: B-88-21, Moore, 465 Cooper Road-Lot 2, Township of Douro Dummer;  
Roll#1522.020.003.32600; ORCA File: PPLD-2203**

The Otonabee Region Conservation Authority (Otonabee Conservation/the Authority) has received the circulation for Consent (severance) for the above noted property. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

The purpose of the above noted application is to create a new residential lot.

Otonabee Conservation's Interest in this application is four-fold:

- 1. Otonabee Conservation has reviewed this application through our delegated authority from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS).*

Otonabee Conservation mapping indicates that the proposed new residential lot will not be located within a known floodplain. **As such, it is the opinion of Otonabee Conservation**

**that the application is consistent with section 3.1 (related to natural hazards) of the Provincial Policy Statement (PPS).**

2. *The Authority has reviewed the application as a service provider to the County of Peterborough and the Township of Douro Dummer, in that we provide technical advice on natural heritage matters through a Memorandum of Understanding.*

An Environmental Impact Study (EIS) was prepared by Grace & Associates Inc./Blazing Star Environmental, dated March 19, 2021 in support of the application. According to Figures 3 and 6 in the EIS, Lot 2 is proposed within 30-metres of unevaluated wetlands. This wetland may support potential seeps, endangered Butternut, as well as habitat for endangered bat, fish, and/or significant wildlife - amphibian woodland breeders.

To be consistent with the Growth Plan policies 4.2.4 (1 to 3), as well as relevant PPS policies, the severed parcels could be shifted to avoid the 30-metre Vegetative Protection Zone (VPZ). However, given this would result in irregular shaped lots the and the retained lands are agricultural, ORCA technical staff are of the opinion that the intent of these provincial policies may be addressed with the following conditions applied to Lot 2:

- a. Adhere to the EIS recommendations during development and site alteration
- b. Development and site alteration should be prohibited within the 30-metre VPZ with appropriate municipal zoning as in Figure 6 of the EIS.
- c. The 30-metre VPZ is also protected from disturbances during site occupancy and is enhanced/maintained in a natural, self-sustaining state. Enhancement may require supplemental plantings as proposed in the EIS.

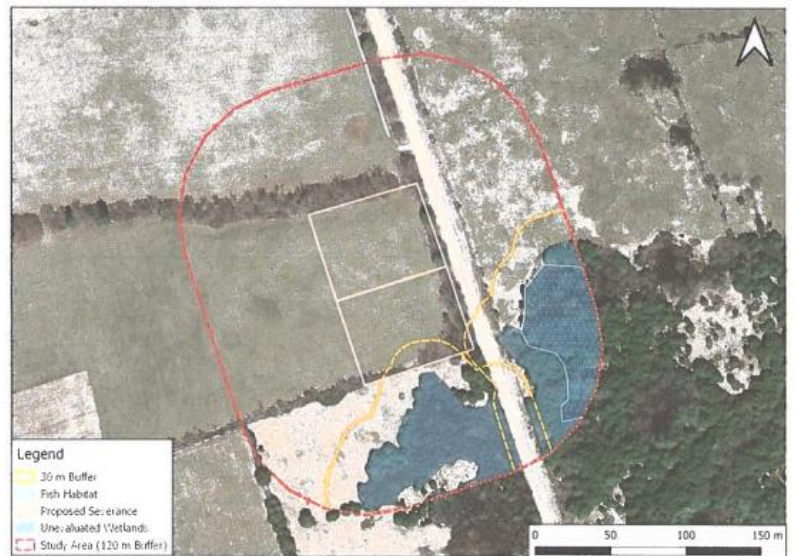


Figure 6. The project footprint with vegetation buffer (yellow), fish habitat (light blue), and unevaluated wetlands (blue) applied.

To demonstrate consistency with PPS 2.1.7 regarding 'habitat', the applicant/landowner is ultimately responsible to contact MECP, register projects, and demonstrate compliance with the Endangered Species Act (ESA) prior to construction or site prep including, clearing vegetation, excavation, fill placement), road/entrance, and construction ([Bobolink and Eastern Meadowlark habitats and land development | Ontario.ca](#)). Other ESA rules may apply to other regulated species affected by development on Lot 2. As such, consultation with MECP prior to commencement of work on site is recommended. As noted in the EIS provides a 'Summary of Avoidance and Mitigation Measures' and suggest applying a broad spectrum no tree clearing/site alteration timing window (April 1 to October 31) to mitigate impacts to active birds, turtles and bats.

**Therefore, provided the above noted recommendations are adhered to, it is the opinion of Otonabee Conservation that the application may be consistent with PPS sections 2.1 (related to Natural Heritage) and 2.2 (related to Water) and in conformity with sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe.**

3. *Otonabee Conservation has reviewed the application through a regulatory lens. Under Ontario Regulation 167/06, this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation under Section 28 of the Conservation Authorities Act, any development, interference with or alteration within a flooding hazard, erosion hazard, watercourse, wetland and their adjacent lands/areas of interference requires a permit from the Authority. When an application is circulated under the Planning Act will also require an Otonabee Conservation permit, it is the practice of the Authority to establish the policy requirements of both processes during the planning stage.*

Otonabee Conservation mapping indicates the proposed severed lot are not subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. Otonabee Conservation regulates development and site alteration within 30 metres of the unevaluated wetland. **Permits from this agency are required in this area.**

4. *Otonabee Conservation has reviewed the application in terms of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to protect Ontario's drinking water at its source, came into effect on January 1, 2015 and contains policies to protect sources of municipal drinking water supplies from existing and future land use activities.*

**The application was also reviewed in consideration of the SPP. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.**

If you have any questions, please do not hesitate to call.

Yours truly,

A handwritten signature in black ink that reads "Matthew Wilkinson". The signature is written in a cursive style with a large initial "M".

Matthew Wilkinson  
Planner

cc: Karl Moher, Otonabee Conservation Board member