



June 29, 2020

**RE: Property Inquiry Review for a proposed severance of a single lot at Part of Lot 11, Concession 1 on the west side of Iron woods Drive, Warsaw, Douro Dummer Township; Roll# 1522 020 003 07300, ORCA file: POTD-7**

Dear Mr. and Mrs. Mundell:

The Otonabee Region Conservation Authority (Otonabee Conservation) has received a Property Inquiry Request (File POTD-7) regarding a proposed severance at the above mentioned property. An environmental impact study (EIS) was submitted for review (CABMIUM Ref. 7741-001; dated 10/08/19) with an original Figure 5 (2 severed 1 retained lot) and revised Figure 5 (1 severed 1 retained lot) dated December 2019.

The EIS was submitted in support of the proposed single lot severance and the development of the retained lands. The study was reviewed in an effort to address Natural Hazard and Natural Heritage provincial, municipal and Otonabee Conservation policy prior to a forthcoming formal severance application. Authority staff have reviewed the available information in accordance with our mandate and policies and now offers the following comments.

The subject property appears be outside any known floodplain and appears to be consistent with Section 3.1 of the provincial policy statement (PPS). Contrary to the available mapping, both ORCA staff site visits and the EIS note that an intermittent watercourse traverses the property frontage. In the interest of ensuring safe access/ egress in times of regulatory flooding, the culverts installed at the entrances should be calculated by a qualified professional and should be sized appropriately for the local drainage area. This sizing calculation should be submitted as part of the subsequent ORCA permit application. The culvert should be installed in the 'dry season' with a minimal amount of fill. Internal crossings should be done as a low flow crossing and use a limited amount of fill with a smaller culvert; allowing water to easily flow over the crossing during flow events.

The revised Figure 5 of the EIS (constraint map) was reviewed by Authority technical staff (formal comments are attached). Given the application will indicate the development as being outside the noted setbacks to the wetland and watercourse are present, the application appears consistent with Sections 2.1 and 2.2 of the PPS and conforms to Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe (GPGGH).

The Otonabee Region Conservation Authority  
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The property is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. Therefore, a permit from this office is required prior to any fill placement, grade alterations or construction including the installation of the entrances.

The application was also reviewed in consideration of the Trent Source Protection Plan (SPP) which was prepared under the 2006 Clean Water Act. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.

Please contact me if you have any further questions.

Best Regards,

A handwritten signature in cursive script that reads "Matthew Wilkinson".

Matthew Wilkinson  
Planner

CC: Karl Moher, Otonabee Conservation Board Member

## Plan Review and Permitting Services Memo

**To:** Matthew Wilkinson  
**From:** Paul Finigan  
**Date:** June 26, 2020  
**Subject:** Ecology Review of Environmental Impact Study  
**Roll #:** 152202000307300  
**File:** POTD-7-1

The Otonabee Region Conservation Authority (Otonabee Conservation/Authority) Plan Review and Permitting Services technical staff have received the following documents regarding proposed severance(s) at Iron Woods Drive:

- E-mail Correspondence with Douro-Dummer Planning Coordinator RE:Iron Woods Drive Severance (attachment: photo of ATV Entrances), dated June 5, 2020.
- Natural Heritage Constraints Proposed Severance Lines-revised, Figure 5 dated December 2019;
- Ecology Review of Preliminary Severance Review, Internal E-mail dated Nov 19, 2019;
- Environmental Impact Study-Vacant Lot Iron Woods Dr, Cambium dated Oct 8, 19;
- EIS requirement from ORCA (E-mail Correspondence with Peterborough County Staff), dated September 14, 2019

In consideration of the listed documents above, in particular the revised Figure 5, technical staff have the following comments:

1. It is understood that Parcel B will no longer be considered in the severance proposal and the removal of Parcel B from Constraint mapping (Figure 5) noted.
  - Agree with the constraint mapping presented in the revised Figure 5;
2. Severed parcel A appears to be viable given safe access can be identified in both the severed A parcel **and** the retained lands. Staff suggest access points/routes are included in future constraint mapping.
  - Staff suggest the access to retained land avoids hydrological features where possible recognizing road side watercourses are unavoidable. Specifically Wetland setbacks and intermittent watercourse HDF02.
3. Additional commentary may be warranted by technical staff if conditions change or new information becomes available.

If you have any questions, please contact the office.

Sincerely,



Paul Finigan  
Watershed Biologist

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## 9.0 Closing

In conclusion, potential negative impacts associated with the proposed severances and future development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 8.0 are adhered to. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage features and function identified on or adjacent to the subject Site.

Respectfully submitted,

Cambium Inc.

Andrea Hicks, M.Sc.  
Senior Ecologist / Project Manager

Ernie Silhanek, F&W Dipl.,  
Senior Ecologist / Senior Project Coordinator

Tyler Jamieson, M.Sc.  
Ecological Technician