



September 22, 2022

Christina Coulter, Planner
Township of Douro Dummer
Warsaw, Ontario,
K0L 3A0

**Re: File: R-04-22, Clark, 972 Stoney Lake-Dodsworth Island, Township of Douro Dummer;
Roll# 1522.020.005.72000; ORCA File: PPLD-2244**

Dear Christina Coulter,

The Otonabee Region Conservation Authority (Otonabee Conservation/ ORCA) has received the circulated *Planning Act* application to rezone the subject property. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

According to the circulation, the application proposes to amend the existing zoning of a parcel of land from the current Special District 242 Zone (S.D. 242 to permit the redevelopment of an existing boathouse on the existing foundation with a maximum length of 9.55 metres, a maximum width of 8.84 metres and a maximum height of 4.57 metres.

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

1. *Otonabee Conservation has reviewed this application through our mandated authority under Ontario Regulation 686/21, pursuant to the Conservation Authorities Act, to ensure consistency to natural hazards policies in any policy statement or provincial plan issued under the Planning Act.*

Otonabee Conservation mapping and the survey on file indicates the area of the proposed development is within the flooding hazard (highest recorded elevation) of Stoney Lake. While the Provincial Policy Statement (PPS) typically directs development outside natural hazards, PPS section 3.14b states that: *despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems: [a...], b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.*

The application is to permit the redevelopment of an existing in-water boathouse, which by its nature requires to be at that location, and as the foundation is not being enlarged it will not affect flood flows. **Therefore, it is the opinion of Otonabee Conservation that the application is consistent with PPS section 3.14b.**

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

A review of available information indicates the area of the development is within 120 metres of a key hydrologic feature (Stoney Lake). Growth Plan for the Greater Golden Horseshoe Policies (GPGGH) 4.2.3.1e states: *Outside of settlement areas, development or site alteration is not permitted in key natural heritage features that are part of the Natural Heritage System for the Growth Plan or in key hydrologic features, except for...e) expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetative protection zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure.*

As the application intends not to change the existing foundation, the development will not expand further into the key hydrologic feature (Stoney Lake). **Therefore, it is the opinion of Otonabee Conservation that the application conforms to GPGGH 4.2.3.1e.**

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.

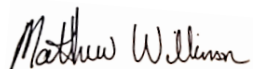
Otonabee Conservation mapping indicates the property is subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **The site is regulated by this agency. Permits from this agency will be required prior to any construction, site alteration or further development.**

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, flowing style.

Matthew Wilkinson
Planner