



October 28, 2022

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

Re: Revised 2nd Submission
File: Removing the Holding Symbol (R-17-21) and Site Plan Approval,
Carrington and Paterson,
4034 Centre Road, Douro Ward;
Roll# 1522 010 004 08100; ORCA Files: PPLD-2219 and PPLD-2220

Dear Christina Coulter,

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the revised documentation related to circulated 2nd submission *Planning Act* application noted above.

The subject lands are currently zoned S.D. 190-H (Special District 190- Holding). The effect of this by-law amendment is to remove the Holding symbol and to allow for a new special provision to permit an increase in the maximum lot coverage to allow for the construction of a dwelling and accessory structures.

The purpose of the Site Plan application is to facilitate the registering of a site plan agreement on the property as a condition of the removal of the holding symbol.

Otonabee Conservation technical staff have reviewed the submitted documents:

- 'Scoped Environmental Impact Study (EIS)' prepared by Oakridge Environmental Ltd. (ORE Project #21-2979) October 2021
- 'Planning Report' prepared by Ron Davidson Land Use Planning Consultant Inc. dated December 13, 2021.
- 'Site Plan' (Drawing No. 5883-02B) prepared by M.J. Davenport & Associates Ltd. dated April 2021
Revision date October 6, 2022
- Response Letter - 4034 Centre Road (M.J. Davenport & Associates Ltd., April 14, 2022)

The Otonabee Region Conservation Authority
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- 5883-02B Site Plan – 4034 Centre Road (M.J. Davenport & Associates Ltd., stamped & signed April 13, 2022) Revision date October 6, 2022
- 5883-EC Erosion Control Plan – 4034 Centre Road (M.J. Davenport & Associates Ltd., stamped & signed April 13, 2022) Revision date October 6, 2022

Site Grading Plan

The April 13, 2022 site grading plan has been found to be satisfactory by ORCA technical staff.

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).*

A review of the available information and the submitted site plan indicate that the flooding hazard of the Otonabee River abuts the western property line. **Therefore, it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS 3.1.**

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 mapping indicates the subject property is within 120 metres of the Otonabee River, a key hydrological feature (KHF). The VPZ includes the flooding hazard associated with this feature. The Site Plan demonstrates that all residential development is setback from the VPZ. ORCA staff recommend this setback is established in the Site Plan Agreement.

Technical staff generally agree with the recommendations outlined in the EIS.

Development and site alteration (including planting plan) should adhere to the recommendations (setbacks, ESC plan, timing windows) as illustrated on EIS Figure 7 and outlined in EIS Section 10.0. Rip Rap placement and the proposed ditching in the Right-of Way, are in keeping with the drainage plan to continue to direct overland drainage to the Otonabee River, and should be designed to the satisfaction of Douro-Dummer Township.

Therefore, given the submission of above noted comments, it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS 2.1, 2.2 and GPPGH 4.2.3 and 4.2.4.

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.

The above property is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency will be required prior to any site alteration, construction, or demolition.**


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 located within an area that is subject to the policies contained in the SPP.

Risk Management Official (RMO) that the subject property is situated within a Vulnerable Area for a municipal drinking water source. A notice has been issued from the RMO.

Please contact me if you have any further questions or concerns.

Best regards,

A handwritten signature in dark ink that reads "Matthew Wilkinson". The signature is written in a cursive, flowing style.

Matthew Wilkinson
Planner