



July 27, 2022

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

Re: 2nd Submission
Files: B-21-22 (Lot A) & B-22-22 (Lot B), Bolton;
4131 County Road 32, Township of Douro Dummer; Roll#1522.010.003.14620;
ORCA Files: PPLD-2222 and PPLD-2223

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation/the Authority) has received the circulations 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 applications is to request the consent of the County Land Division Office for the conveyance of a parcel (lot A) of land having a frontage of 100 metres and an area of 0.4 hectares; and the conveyance of a parcel (lot B) of land having a frontage of 103.75 metres and an area of 0.4 hectares, to create two new residential lots.

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 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.*

The proposed new residential lot was found to be within 120 metres of a mapped wetland (key hydrological feature). Policy 4.2.4.1 of the GPGGH states that: Outside settlement areas, a proposal for new development or site alteration, [including lot creation] within 120 metres of a key natural heritage feature within a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation.

An Natural Heritage Evaluation (NHE) prepared by Oakridge Environmental Ltd. (dated December 2021; **revised June 2022**) was submitted with the applications. ORCA staff attended the site July 2022 to confirm the boundary of the revised wetland. Available provincial mapping, Otonabee Conservation staff May 2021 observations, and the NHE (Sections 1.2, 2.4, 4.1 & 5.0 and Figure 4) confirm that unevaluated wetlands are present on the subject property, as per the revised NHE Figures 7r). Sawyer's Creek bisects the retained parcel – the NHE confirms this watercourse and the wetlands on site are hydrologically connected/extensions to the Sawyer Creek provincially significant wetland (PSW).

The lot lines proposed appear to provide a 30 metre Vegetated Protected Zone consistent with the NHE constraint mapping (figure 4r and figure 7r). **Therefore, it is the opinion of Otonabee Conservation that provided the proposal adheres to the recommendations of the NHE, the applications are consistent with PPS Sections 2.1 and 2.2 and conforms 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 properties are not subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **Permits from this agency will not be required prior to any site alteration or construction.**

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.*

All of, or a portion of the property is within a Vulnerable Area for a municipal drinking water source and policies set out in the Trent Source Protection Plan may apply. The Plan came into effect in 2015, and was developed under the Clean Water Act to protect sources of municipal, residential drinking water. A notice under the Clean Water Act was included in the updated circulation.

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

Yours truly,

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

Matthew Wilkinson
Planner