



December 13, 2021

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

Dear Ann Hamilton,

**Re: File: B-91-21, Hauth, 426 Carveths Marina Road (Lot #2), Township of Douro
Dummer; Roll#1522.020.004.14400; ORCA File: PPLD-2205**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received additional information in a second submission, regarding the circulation for Consent (severance) for the above noted property. Otonabee Conservation staff have reviewed the available 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 with 83 metres fronting Birchview Road and an area of 0.4 hectares. The area of the proposed residential lot is currently a well treed, vacant lot, with a steep slope at the rear of the lot.

The second submission included a Slope Stability Study prepared by Cambium Inc., dated November 23, 2021. A Natural Heritage Evaluation (NHE) was submitted in support of the application by Cambium Inc., dated June 23, 2021.

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).*

Figure 3 of the NHE illustrates an escarpment (steep slope) is present at the rear of the proposed lot. The submitted Slope Stability Study provided an analysis of the cross-sections of the slope. Figure 4 (Site Plan) illustrates the extent of safe building area. The 3:1 Stable Slope line from Figure 4 will be delineated on the Site/Grading Plan for the proposed severance.

It is unclear from the report if this setback will result in lots which are too confined for an appropriate building envelope. No development including filling and/or grading will be allowed beyond the 3:1 Stable Slope line without additional slope stability studies. A building envelope should be provided at the time of the building permit. **Provided the above notes are incorporated to future applications, it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS Section 3.1.**

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 NHE identified the proposed severance is outside 30 metres of the large, woodlot/treed area and key hydrologic features. The submitted NHE noted a number of Species-at-Risk (Butternut trees). However, the location, number and health of the trees were not included in the report.

As part of the second submission in an email from Cambium (October 14, 2021) It was noted that this species was found on the east portion of the subject property during the field investigations and as such, it was documented in the field data sheet for Community 3, which spans the property east-west. The tree locations were outside of the proposed severances (Site) and their 120 metre adjacent lands; as such, health assessments were not carried out and this species was not addressed in the report. This species should have been removed from the plant list for the proposed severances given their distance from the Site and adjacent lands.

With the addition of this information it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS sections 2.1 and 2.2 and Growth Plan for the Greater Golden Horseshoe section 4.2.3 and 4.2.4.

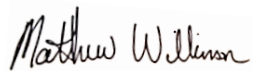
3. Otonabee Conservation has reviewed the application through a regulatory lens. Under Ontario Regulation 167/06, this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation under Section 28 of the Conservation Authorities Act, any development, 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. Otonabee Conservation mapping indicates the proposed severed lot is subject to Ontario Regulation 167/06; Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **With the establishment of the erosion hazard, the ORCA regulated area extends includes the erosion hazard and a further 15 metres. Permits from this agency will be 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.

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,



Matthew Wilkinson
Planner