



May 5, 2023

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

Dear Ann Hamilton,

Re: Revised Application
File: B-116-21, ORCA File: PPLD-2206
Location: 400 Douro First Line, Township of Douro Dummer; Roll#1522.010.002.05800;
Owner: Brown

The Otonabee Region Conservation Authority (Otonabee Conservation/the Authority) has received a revised circulation 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 above noted application is to create a new irregular shaped residential lot approximately 5000 square metres, fronting 45 metres of Douro First Line.

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 Provincial Policy Statement (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.*

As noted in the Preliminary Severance Review (PSR) from the County of Peterborough, section 4.2.4.1 of the Growth Plan states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres.

The revised site sketch (no date) indicates that the proposed parcel is located outside 120 metres of key hydrologic features.

Therefore, it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS sections 2.1 (related to Natural Heritage) and 2.2 (related to Water) or conformity to 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 severed lot 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 are not required.**

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 style with a large, stylized "M" and "W".

Matthew Wilkinson
Planner